



Services
 Mains water, gas, electricity, and drainage.

Extras
 All carpets, fitted floor coverings and blinds. A free-standing fridge/freezer, a wardrobe and a garden shed.

Heating
 Gas central heating.

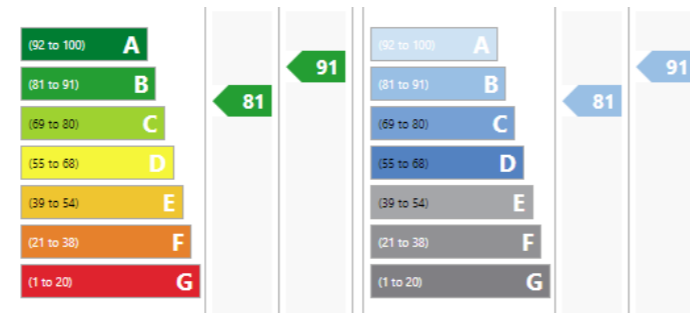
Glazing
 Double glazed windows throughout.

Council Tax Band
 D

Viewing
 Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry
 By mutual agreement.

Home Report
 Home Report Valuation - £215,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**2 Cherry Drive
 Conon Bridge
 IV7 8FA**

A three bedroomed, semi-detached villa which is fully double glazed, has gas central heating, gardens, and off-street parking.

OFFERS OVER £213,000

The Property Shop, 20 Inglis Street, Inverness

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01463 22 51 65

Property Overview

- Semi-Detached Villa
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden
- Driveway
- Office Potential

Lounge/Dining Room



Lounge/Dining Room



Bedroom One



Bedroom Two





Property Description

2 Cherry Drive is an immaculate, three bedroomed semi-detached villa, located in the desirable village of Conon Bridge and will appeal to a range of purchasers including first time buyers or young families. The property is in walk-in condition throughout and benefits from gas central heating, double glazing and offers well-proportioned accommodation that is spread over two floors. Upon entering the property, you are greeted with an entrance vestibule, a shower room, an entrance hall (with under stairs storage) off which can be found the kitchen, a bright and spacious lounge/dining room with patio doors which open on to the attractive rear garden which fully enclosed by timber fencing. Completing the ground floor accommodation is the modern kitchen which comprises wall and base mounted units with worktops and complimentary splashback tiling, a sink with a mixer tap and the integrated goods include a washing machine, a dishwasher an electric oven and gas hob with extractor hood over. Also included in the sale is the free-standing fridge-freezer. On the first floor can be found a landing, loft access, a storage cupboard and three bedrooms, two of which have built-in wardrobes, with the principle bedroom having a stylish wardrobe which is included in the sale. The family bathroom can also be found here and consists of a WC, a wash hand basin and a bath with mains shower over.

To the front of the property, a tarmac driveway provides ample off-street parking for a number of vehicles. There is a patio area to the side elevation and sited here is a substantial timber shed which is included in the sale. The attractive rear garden is generous in size and is predominantly laid to lawn with a patio area perfectly positioned to enjoy the sunshine and is ideal for alfresco dining. Early viewing is recommended to fully appreciate all the property has to offer.

Located in the village of Conon Bridge, which is within commuting distance of the City of Inverness. Local amenities include a general store, a pharmacy, a café, a public house, a take-away restaurant and a railway station. There is a Primary School available for younger children and secondary schooling can be found in Dingwall. Market shopping can be found in nearby Dingwall, or a more comprehensive range of facilities can be found in Inverness.



Rooms & Dimensions

Entrance Vestibule
Approx 1.63m x 1.48m

Entrance Hall

Kitchen
Approx 3.18m x 3.17m

Lounge/Dining Room
Approx 5.44m x 4.96m*

Shower Room
Approx 2.46m x 1.56m

Landing

Bedroom Three
Approx 2.72m x 2.88m

Bedroom Two
Approx 3.60m x 2.57m*

Bedroom One
Approx 3.11m x 3.86m*

Bathroom
Approx 2.10m x 2.21m

*At widest point

