



Barley Row, Conon Bridge, IV7 8DJ

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- Peaceful Cul-De-Sac Village Location
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- Smart Family Bathroom With Shower Over Bath
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- Beautifully Landscaped Rear Garden With Pergola
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From its quiet cul de sac position in the modern Barley Row development, this attractive detached home perfectly suits family life. Built in 2015, the layout flows naturally, from a welcoming entrance hall into a light filled lounge and an open plan kitchen and dining area. Upstairs, three comfortable bedrooms, including one with an en-suite, offer plenty of space for family or guests, while the property's convenient location means local shops, schools and transport links are just a short distance away in the thriving Ross-shire village of Conon Bridge.

At the front there's a neatly kept lawn with young trees which add a splash of colour. A driveway extends along the side of the property, providing parking for several cars and easy access to the rear garden.

Stepping inside, the entrance hall immediately feels calm and contemporary. A light carpet is laid underfoot, complemented by neutral coloured walls that enhances the natural brightness of the space. The crisp white skirtings, doors and radiator detailing add to the clean finish. The modern grey painted staircase, carpeted to match, adds a touch of contrast as it leads to the first floor.

The living room lies just off the hallway. Decorated in soft neutral tones, it's a stylish and comfortable space. A large window to the front fills the room with natural light and there's plenty of space for a corner sofa and media unit.

Found at the rear of the home, the kitchen and dining area forms a stylish and sociable heart to the property. Deep grey cabinets are paired beautifully with warm wooden worktops and matching trims, creating a smart, modern look. Stainless steel appliances, including a built-in oven, gas hob and extractor hood, complete the contemporary finish. A large window above the sink brightens the space and offers views over the rear garden.

The dining area sits alongside, with room for a full table and chairs as well as a sofa. A dark feature wall adds depth and contrast from the light white painted remaining walls. Fully glazed doors allow light to stream in, and open directly to the garden.

Moving upstairs, the first floor hosts three bedrooms and the family bathroom. The main bedroom is a beautifully decorated in soft green tones that bring a calm, restful atmosphere. A large mirrored wardrobe provides excellent storage while reflecting light throughout the room, helping it feel spacious. There's room for a double bed, bedside tables and additional furniture, making it both stylish and practical. Its en-suite shower room is finished to a high modern standard, featuring pale wall tiles and an enclosed shower. A contemporary vanity unit with storage and a wash basin keeps the space sleek and uncluttered, while soft neutral colours and chrome fittings complete the look.

Bedroom two has a contemporary feel, with its half panelled wall painted in a soft grey giving the space real visual interest. Mirrored wardrobes stretch across one side, adding valuable storage while keeping the floor area clear. The room easily fits twin beds, a chest of drawers and a desk, making it adaptable for children, guests or as a hobby room.

Bedroom three carries a more minimalist look with white walls giving it a clean feel. There's room for a double bed, dresser and mounted TV, while the uncluttered layout keeps it feeling neat and efficient. Simple yet stylish, it's a space that can easily adapt to suit different needs or tastes.

The family bathroom continues the home's modern theme with a bright, coordinated finish. White tiled walls surround a full sized bath with overhead shower and screen to the side. A vanity unit offers useful storage and houses a contemporary basin and toilet. There's also a heated ladder radiator for warmth.

The rear garden is a real highlight – generous and thoughtfully landscaped. A lawn forms the centrepiece, framed by a mix of established shrubs and flower beds that add colour through the seasons. To one side, a gravel path leads to a pergola seating area, complete with trellis panels and decorative lighting, creating a perfect spot for evening gatherings. The garden also includes a timber shed for storage and is fully enclosed by timber fencing, providing privacy and security. With its combination of greenery, structure and charm, it's an ideal space for families or anyone who enjoys time outdoors.

This home delivers everything a modern family could ask for. The quality of finish throughout ensures it's ready to move straight into, while the open plan layout and landscaped garden create a space that's as enjoyable to live in as it is to entertain. Early viewing is strongly recommended to appreciate just how much this superb Conon Bridge property has to offer, contact Hamish Homes today to make your private appointment.





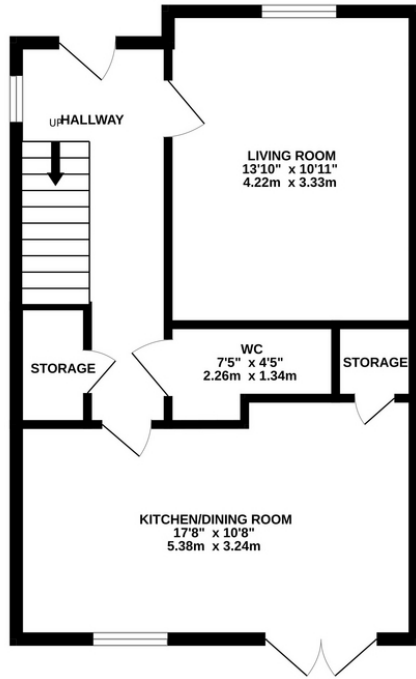
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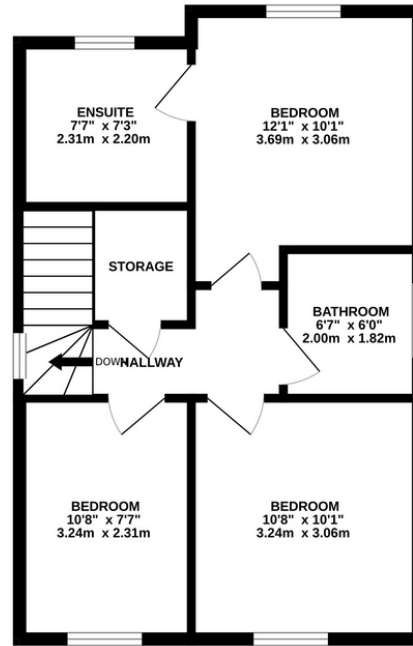
 92 m2



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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