



1 Macleod Drive, Conon Bridge IV7 8DB

Recently Renovated, Bright & Well Proportioned Detached 5/6 Bedroom Property Set in Good Sized Garden Grounds & Appreciating Lovely Views to Surrounding Countryside & Hills. Must be seen to be appreciated

- Lounge
- Family Room
- Recently Fitted Kitchen
- Dining Room
- Utility Room & WC
- 5/6 Bedrooms (3 En-suite)
- Bathroom
- Garden with Ample Parking
- Garage
- EPC Band - D





DESCRIPTION

This detached villa has been completely renovated and offers bright and modern accommodation set within lovely garden grounds. The rooms are nicely proportioned with high ceilings and Oak internal doors and those set to the front appreciate a pleasant aspect over the garden to the hills in the distance. The spacious lounge is set to the front with windows all along the frontage taking advantage of the outlook over the garden and beyond and with further windows to the side ensuring an abundance of light. The family room is also set to the front and opens into the dining room, which is open plan to a recently fitted, contemporary kitchen with breakfast bar and good sized, separate utility room off. On the first floor there is a mezzanine style landing looking down over the entrance hallway and accessing four bedrooms, all of which are a good size, with two appreciating modern en-suite shower rooms and the family bathroom with roll top bath. The spacious master bedroom suite, with en-suite shower room and generous wardrobe provision, is set on the ground floor, alongside an office which could easily be utilised as a sixth bedroom, if required. Benefiting from oil central heating and double glazing, the property has a garage to the side and is set in well maintained garden grounds with generous driveway parking. Ideal for a growing family, viewing is highly recommended.





LOCATION

Conon Bridge is a small village situated in Ross-Shire on the southern bank of the River Conon and western end of the Cromarty Firth, within easy commuting distance of both Inverness and Dingwall. The village has a good array of local shops and services including a Co-Op store, pharmacy, hairdressers, veterinary clinic, fast food take-away and bar/restaurant with good public transport links, via road or rail, to and from nearby towns. Primary school children attend the local Ben Wyvis Primary, which is within walking distance, with secondary pupils attending Dingwall Academy. The market town of Dingwall's town centre is approximately 3 miles away offering a larger selection of shops, dining and leisure facilities. The city of Inverness is some 12 miles away offering a wide variety of amenities.

DIRECTIONS

From Inverness, head North on the A9 towards the Tore roundabout. Take the second exit onto the A835 for around 4 miles before turning left where signed posted for Conon Bridge, then take the first turn off on the right into Wyvis Crescent. Continue along Wyvis Crescent, taking the second turn on the left into Macleod Drive. Number 1 is the first house on the left hand side.

ENTRANCE HALL

Door with glazed panels and glazed side panels opens from the garden to the entrance hallway. Steps up to the main hall and doors to lounge and family room.

HALL

The carpeted hallway has doors opening to the kitchen, master bedroom, wc and office/bedroom 6. The carpeted open plan style staircase leads up to the first floor accommodation.

LOUNGE

6.08m x 5.06m

This spacious and bright room is set to the front of the property with windows to both front and side looking over the garden grounds. This room appreciates a pleasant view across the garden and across rooftops to the hills beyond, with an electric fire and wooden surround providing an attractive focal point. Television aerial and telephone points. Glass panelled door to the entrance hallway.

FAMILY ROOM

3.44m x 3.00m

The family room is also set to the front with window overlooking the garden and beyond to hills in the distance. Television aerial point. Glass panelled door to the entrance hallway. French doors to dining area.

KITCHEN / BREAKFASTING ROOM

5.06m x 2.98m

Fitted with recently fitted, contemporary base and wall units incorporating a double electric oven and ceramic hob with chimney style extractor hood above. Space and plumbing for dishwasher and space for under counter fridge. One and a half bowl stainless steel sink with drainer incorporating both mixer and flexi tap. Glass panelled doors to the hall and utility room. The fitted breakfast bar separates this room from the dining area, with steps down accessing,

DINING AREA

3.57m x 2.86m

The dining room is set to the front of the property allowing ample room for a family dining table and chairs and appreciating patio doors opening onto the garden. French doors to the family room. Steps up leading to the kitchen.

UTILITY ROOM

2.97m x 2.48m

A glass panelled door from the kitchen opens into this good sized utility which is fitted with base, wall and larder units, this is a good sized room set to the rear with door and window to the garden. Fitted seat with shoe storage below and coat hooks above. Wall mounted electric consumer unit. Stainless steel sink with drainer. Plumbing and space for both washing machine and tumble dryer. Space for fridge freezer.

OFFICE/BEDROOM 6

3.79m x 2.48m

Currently used as an office/study, this room would be equally suitable as a bedroom if preferred. Window to the rear looking over the garden. Door to hall.

WC

2.47m x 1.49m

Situated off the hallway, this room is fitted with a white suite incorporating wc and vanity wash hand basin with tiled splash back and storage below. Opaque window to the rear. Glass wall mounted shelf.

MASTER BEDROOM

4.46m x 3.65m & 1.52m x 1.20m

The master bedroom suite is accessed via the hallway with door opening into an entrance area with access to the en-suite shower room and double sliding doors to a fitted wardrobe with hanging rail and shelf. An archway gives access through to the main sleeping area which is spacious and bright and appreciates 5 sliding mirrored doors opening to a large fitted wardrobe with a combination of hanging rails, shelving and drawers. Window to the side looking over the driveway. Television aerial point.

EN-SUITE SHOWER ROOM

2.27m x 1.50m

This modern fully tiled room is fitted with a large shower cubicle, wc and vanity wash hand basin with drawer storage below. Wall mounted mirror with inset lighting. Ladder radiator and under floor heating.

LANDING

The carpeted staircase leads up from the hall to a mezzanine style landing which looks over the entrance hallway. Decorative hanging ceiling lights. Hatch to loft. Door to deep shelved cupboard housing the hot water tank.

BEDROOM

4.32m x 3.94m widens to 5.45m

This nicely proportioned, bright double room is set to the front with Velux windows looking over the surrounding countryside to the mountains beyond. Door to a good sized fitted wardrobe with hanging rail and shelf. Television aerial and telephone points. Fitted wall mirrors. Door to an en-suite shower room. Door to landing.

EN-SUITE SHOWER ROOM

2.60m x 1.42m

Set with window to the side, this room has been fitted with a modern white suite comprising large shower cubicle, wc and vanity wash hand basin with drawer storage below and wall mounted mirror above. Ladder radiator.

BEDROOM

2.70m x 5.45m widens to 6.08m

This twin room is set with velux window to the rear and further window to the side looking over neighbouring gardens to open grassed area with trees beyond. Door to fitted wardrobe with hanging rail and shelving. Television aerial and telephone points.



BATHROOM

3.03m x 1.95m

Fitted with an opaque window to the rear, this room is fitted with a white suite comprising roll top stand alone bath, wc, wash hand basin and a corner shower cubicle with electric shower fitted. Wall mounted mirror with inset lighting and wall mounted glass shelf. Ladder radiator.

BEDROOM

2.69m x 3.36m widens to 4.01m

Set with velux window to the rear, this bedroom appreciates double doors to a fitted wardrobe with hanging rail and shelf.

BEDROOM

3.55m x 3.68m approximately

Set to the front of the property, this bedroom enjoys an open aspect across the garden to the surrounding countryside and mountains beyond. Television aerial point. Door to a fitted wardrobe with hanging rail and shelf.

EN-SUITE SHOWER ROOM

2.68m x 1.44m (longest/widest points)

This room is fitted with a modern white suite comprising double shower cubicle, wc and vanity wash hand basin with drawer storage below and mirror above. Ladder radiator.

GARAGE

5.92m x 2.93m approximately

Attached to the side of the property, the garage has an up and over door to the front and window to the side. Power and light. Water tap. Fitted shelving.

GARDEN

The property is set in good sized garden grounds laid mainly to grass at the front with mature planted borders incorporating an abundance of flowers, bushes and trees. Raised paved patio. Tarred driveway allowing generous off road parking. The rear of the property is laid to loc-block with raised gravelled area incorporating planted bushes and flowers. Rotary clothes dryer. An arch trellis leads from the back garden to the side where the outside heating boiler is located and a pathway leading to the front.

HEATING

This property benefits from oil central heating

GLAZING

This property is fully double glazed, with the exception of the glass panels in the front door.

EXTRAS

The fitted floor coverings, blinds, double oven, hob and extractor hood are included in the sale price.

COUNCIL TAX

The current council tax band on this property is Band F . You should be aware that this may be subject to change upon sale.

SERVICES

Mains water and electricity. Drainage is to the public sewer.

ENTRY

By mutual agreement.

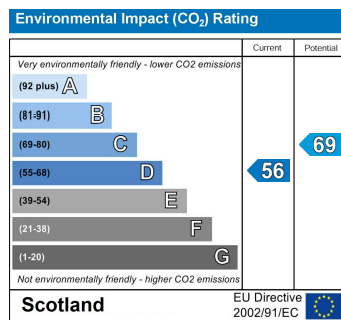
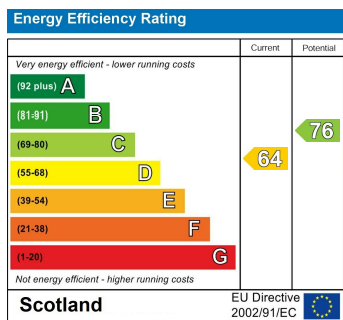
VIEWING

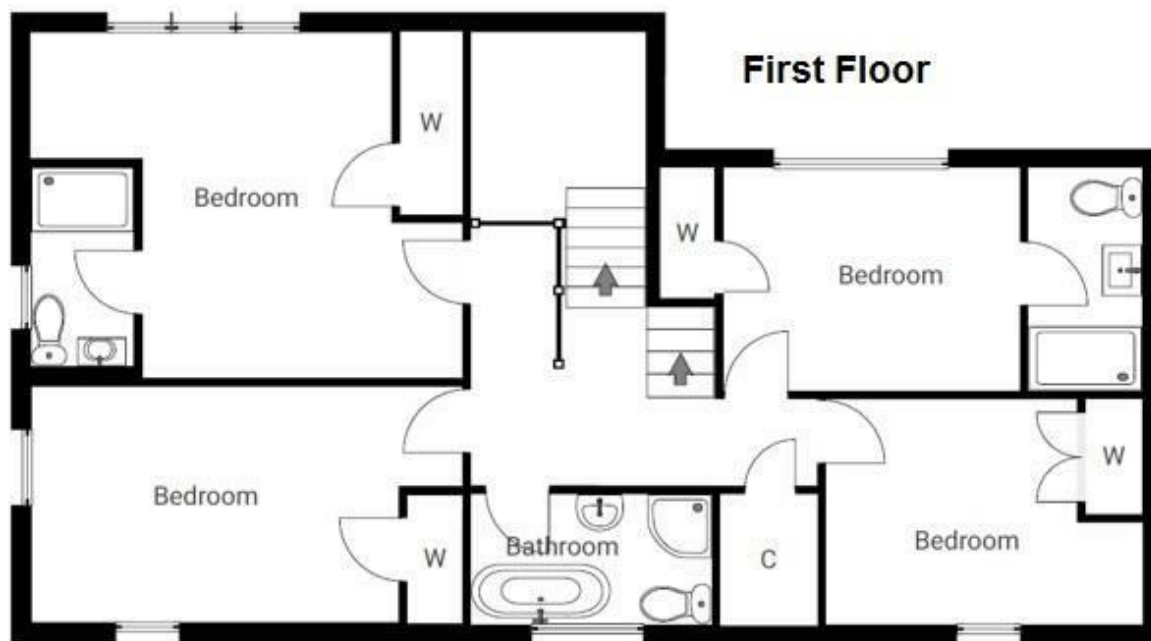
Viewing is strictly by appointment. Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.





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