



GARDEN

The front garden of the property is laid to grass with a selection of plants and shrubs. A path leads to the front door and a tarred driveway provides ample parking for residents and visitors alike. The enclosed rear garden has been designed for entertaining and relaxation and is laid to lawn with a good selection of plants, trees and shrubs. There is a raised decked area providing a perfect spot for al- fresco dining and entertaining. The raised plant beds, greenhouse and both sheds will be included in the sale.

HEATING

The property benefits from gas central heating.

GLAZING

This property is fully double glazed.

EXTRAS

The fitted floor coverings, light fittings, blinds, gas hob, oven, extractor hood, fridge freezer, greenhouse, both garden sheds and some additional garden furniture will be included in the sale.

COUNCIL TAX

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

SERVICES

The property benefits from mains gas, electricity and water. Drainage is to the public sewer.

ENTRY

By mutual agreement.

VIEWING

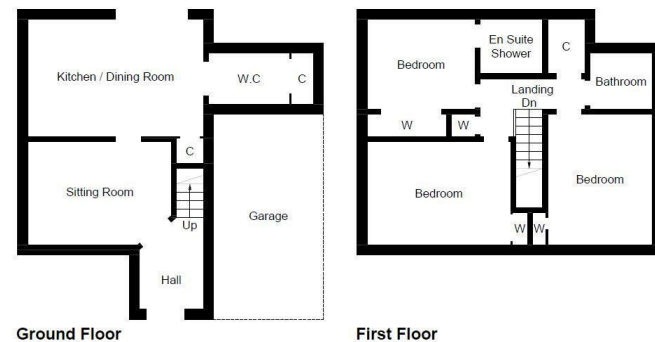
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view.

EMAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

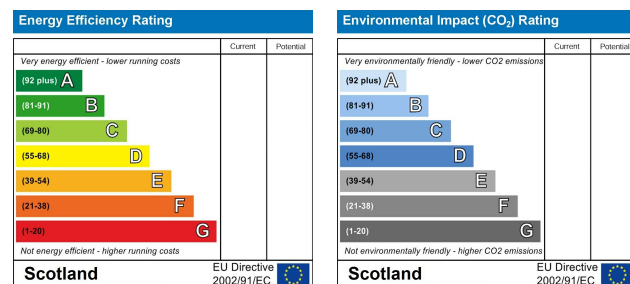
60658



24 Rowan Gardens, Conon Bridge, Dingwall, IV7 8FJ

Bright & Spacious 3 Bedroom Detached Villa set in Well Maintained Garden Grounds Located Within an Easy Commute of Inverness City.

- Hall
- Lounge
- Kitchen/Diner
- 3 Bedrooms (1 En-Suite)
- Bathroom
- Garden
- Garage
- Double Glazing
- Gas central heating
- EPC Band - C



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
 Telephone: 01463 253 911 | Fax: 01463 711 083
 Ullapool Office: Village Hall, Ullapool
 Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
 www.andersonshaw.com | property@solicitorsinverness.com

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Offers Over £269,500



DESCRIPTION

This detached villa offers bright and modern accommodations set within well maintained garden grounds. The rooms are nicely proportioned with those set to the front appreciating a pleasant aspect to the hills in the distance. The lounge is set to the front of the property with a glass door leading through to the well equipped kitchen/diner which gives access to a utility area and downstairs cloakroom. On the upper floor you will find 3 double bedrooms one with master en- suite facilities a family bathroom. Viewing of this family home, given its easy commute to both Dingwall and Inverness comes 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 local village has a good range of 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. 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 wider variety of amenities and services, with good air, road and rail links.

DIRECTIONS

From Inverness, head North on the A9 towards the Tore roundabout. Take the second exit onto the A835 for approximately 4 miles before turning left where it is signed posted for Conon Bridge, at the roundabout, take the 2nd exit onto Broom Court, turn right onto Thistle Road then take a left into Rowan Gardens then follow the road up the hill and turn right where you will find the property located on the right hand side.



HALL

1.89m x 1.20m
Carpeted staircase rising to the upper level. Door to garage. Glass door leading into the lounge.

LOUNGE

4.22m x 3. 21m
Well proportioned lounge set to the front with outlook over the garden to the hills in the distance. Glass door leading to the kitchen/diner.

KITCHEN/DINER

5.37m x 3.03m
Good selection of base and wall mounted units incorporating a one and a half bowl sink with drainer, gas hob, oven, extractor hood, fridge/freezer and space for a washing machine. There is ample space for both informal and formal dining. A large cupboard provides additional storage facilities and a further door leads to the downstairs cloakroom. French doors leading to the rear garden.

UPPER HALL

3.22m x 2.39m
There is access to the attic space which benefits from a recently extended entrance and provides ease for additional storage. It is partially floored with a ladder and light fitted. Other doors lead to the three double bedrooms and family bathroom located on this level.

BEDROOM

4.24m x 2.4m
Currently utilised as an office, this well proportioned room is set to the front and appreciates built-in storage facilities.

BEDROOM

3.32m x 3.15m
The master bedroom is set to the rear of the property and appreciates a built in wardrobe with triple glass sliding doors. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.10m x 1.67m
The en-suite benefits from a three piece suite comprising: wc, vanity with sink and storage below and shower with glass cubicle. Wall mounted mirror. Opaque window to the side.

BEDROOM

3.71 m x 2.99m
Currently utilised as a music and reading room, this is another good sized room appreciating fitted storage facilities.

BATHROOM

2.08m x 2.01m
Set with window to the rear, the bathroom suite comprises of bath with shower head above and a vanity with fitted sink and wc. Wall mounted mirror.

GARAGE

5.93m x 2.97m
The integral garage has a roller door to the front and can also be accessed via the hall inside the property. Power and light.

