

Local amenities in Conon Bridge include a small range of independent shops, a national supermarket and convenience store, a take away food outlet, cafe, and a popular hotel with a restaurant. A wider variety of shops can be found in nearby Dingwall or Inverness. There is a train station which is a five minute walk from the property and there is a regular bus service through the village which is close to the A835 making it ideally placed for commuting to Dingwall or Inverness, there are bus stops around the corner from the property. Primary school children attend the Ben Wyvis School which is a few minutes walk from the house with older children attending Dingwall Academy for which transport is provided.

Glencairn & Glenside were built in excess of 100 years ago and are of a stone construction under a slate roof. The properties were upgraded around 35 years ago and are in reasonable condition but would benefit from a little more upgrading. The houses have gas central heating and double glazing. To the rear there is a garden and adjoining Glencairn is a garage/workshop. These two properties are being sold as one and would be ideal to run one or two small businesses from as the smaller of the two houses could be an Air B&B or living quarters and the garage/workshop could be converted to office space or used in its current form. There are two Home Reports for this house both of which are available on request.

Directions: From the Maryburgh Roundabout drive through Maryburgh and continue on to Conon Bridge, take the first turn on the right immediately after the Conon Hotel into Bank Street. The house is on the right.

What3Words location [///rock.reliving.zones](https://what3words.com/rock.reliving.zones)

Services: Mains electricity, gas, water and drainage.

Council Tax, Glencairn Band D

Council Tax, Glenside Band A

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm -11pm. Saturday 8am -11pm & Sunday 8am—11pm



Glencairn and Glenside, Bank Street, Conon Bridge, IV7 8HF

Offers Around £245,000

- **Adjoined Properties**
- **Three Reception Rooms**
- **Two Kitchens**
- **Four Bedrooms in total**
- **Three Bathrooms (One En-Suite)**
- **Connecting Garage/Workshop**
- **Gas Central Heating and Open Fire**
- **Double Glazing Throughout**
- **Shared Garden**
- **EPC Rating Bands C and E**

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ

Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk

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REF 18
HSPC 61465



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Glencairn and Glenside, Bank Street, Conon Bridge, IV7 8HF

Offers Around £245,000

Detached property with two separate living quarters, a large garage and workshop. Potential for a business opportunity.

Glenside Internal
floor area Approx
58m²



First Floor

Glencairn Internal
floor area Approx
135m²



Ground Floor