

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 the commute to Dingwall or Inverness. Primary school children attend the Ben Wyvis School which is a few minutes walk from the house with the older children attending Dingwall Academy for which transport is provided.

Rosslyn is a detached 1½ storey property which was built in the 1950's with a lounge and utility room extension added in the 90s, the rooms are all generously proportioned. The property would now benefit from modernisation and redecoration. There are pleasant gardens surrounding the house which extend to approx. 0.7 acre with some colourful shrubs and several fruit trees. There is a large garage/workshop and a beautiful summer house, erected in 2022 which has power and light. There is a large driveway and the house is set back from the road giving privacy. This attractive property would provide an ideal family home.

Directions: From the A835 heading north take the left turn signposted Conon Bridge, at the roundabout take the third exit onto School Road and follow the road for approx. ½ mile you will see a layby on the left, the entrance to the property is across the road from the layby.

What3words ///lucky.tripods.funnels

Services: Mains electricity, water and drainage.
Council Tax— E
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
Email: property@middletonross.co.uk

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 and 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. Garden equipment including ride-on mower are available by separate negotiation.




HIGHLAND HOMES
by Middleton Ross

FOR SALE



Rosslyn, School Road, Conon Bridge, Ross-shire, IV7 8AD

Offers Over £335,000

- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Sitting Room
- Dining Room/Bedroom Four
- Bathroom
- Landing
- Three Bedrooms
- Shower Room
- Oil Fired Central Heating
- Double Glazing
- Garden Extending to Approx. 0.7 Acre
- New Summer House
- Garage/Workshop
- Central yet Quiet Location
- EPC Rating Band F

01349 865125
highlandhomes.co.uk

REF 45



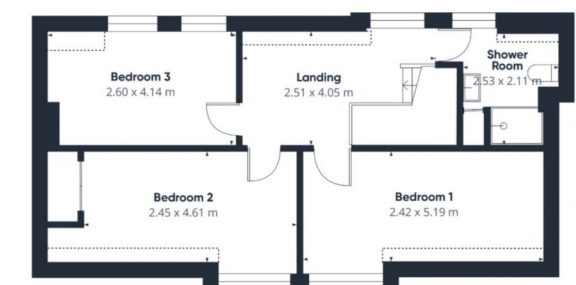
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Rosslyn, School Road, Conon Bridge, Ross-shire, IV7 8AD

Offers Over £335,000

Detached 1½ storey house surrounded by a beautiful large garden close to the centre of the popular village of Conon Bridge.



Approximate
Floor Area
160m²