

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.

Bridge House is a semi detached stone built property which is in excess of 100 years old with a utility and W.C. extension added withing the last 20 years. There are pleasant gardens to the front and side, off road parking is provided to the rear of the house. The property retains many of its original features and the rooms are generously proportioned. This house would be ideal for a young family, a downsize property a first time purchase or a buy to let opportunity.

Directions: From the A835 heading north take the left turn signposted Conon Bridge, at the roundabout take the fourth exit into leanig Road and follow the road to the T-junction then turn right. Continue on and just after the Chinese take away take the first right into Riverbank Road, then sharp left into the drive of the house. The house is on the corner of the High Street and Riverbank Road.

What3words ///reject.overture.that

NB a servitude right will be in place along the Riverbank Road boundary for the installation and maintenance of services to the site at the rear of the property.

Services: Mains electricity, gas, water and drainage.

Council Tax— C

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

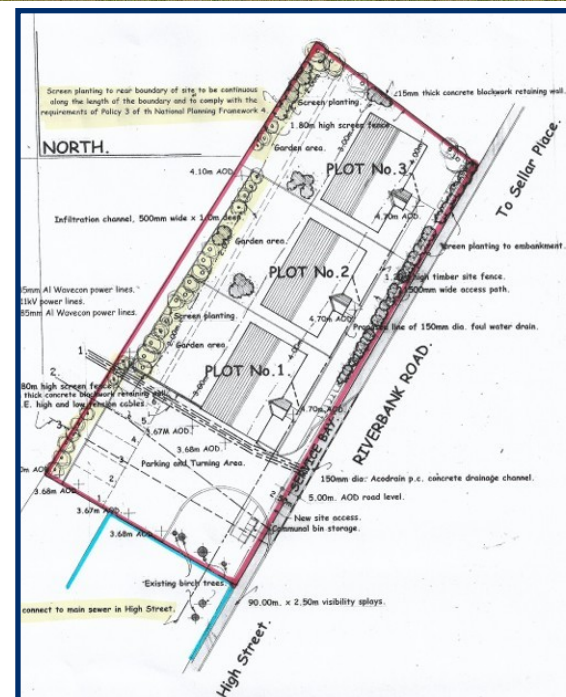
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

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

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.



Building plots to the rear of the property are available as a separate transaction.



Bridge House, High Street, Conon Bridge, Ross-shire, IV7 8HA

Offers Over £170,000

- Semi-Detached 1½ Storey House
- Lounge
- Kitchen/Diner
- Utility and WC
- Two Bedrooms
- Bathroom
- Gas Central Heating and Open Fire
- Double Glazing
- Gardens and Off Road Parking
- EPC Rating Band D

01349 865125
highlandhomes.co.uk

REF 39
HSPC 617774



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





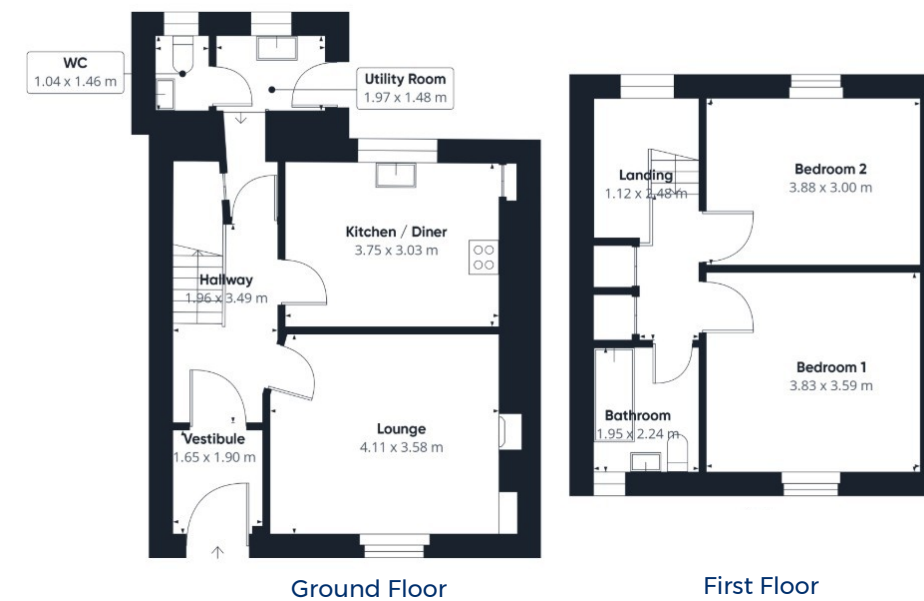
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highlandhomes.co.uk



Bridge House, High Street, Conon Bridge, Ross-shire, IV7 8HA

Offers Over £170,000

Stone built semi-detached 1½ storey house in need of some modernisation. Centrally situated in the popular village of Conon Bridge.



Approximate
Floor Area
95m²