

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.

Ardville was built around 1900 and stands proudly in solid stone. Outside, the property offers generous and practical space, including a large gravel driveway with parking for three vehicles. A rockery provides a pleasant area, while the grassed garden, complete with shed, adds versatility for outdoor living and storage. Inside, many original features are retained, preserving the home's character while supporting modern living. A combination of gas heating and multi-fuel burners ensures comfort throughout the seasons. With an adaptable layout and welcoming atmosphere, Ardville provides flexible living well suited to young families.

**Directions:** From the A835 heading north take the left turn signposted Conon Bridge, at the roundabout take the fourth exit into Lennaig Road and follow the road to the T-junction then turn left. Continue past the Spar and Ardville is on your left hand side.

If using the What3words app enter:

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Services: Mains electricity, gas, water and drainage.

Council Tax— C

A Home Report is available from [www.onesurvey.org](http://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@highlandhomes.co.uk](mailto:property@highlandhomes.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](mailto: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.




# FOR SALE

HIGHLAND HOMES  
by Middleton Ross



**Ardville, Station Road, Conon Bridge, IV7 8BJ**

**Offers Over £230,000**

- Semi-Detached Villa
- Porch into Entrance Hall
- Lounge
- Kitchen
- Dining Room
- 3 Bedrooms (One Downstairs)
- Bathroom
- Double Glazing
- Gas Central Heating
- 2 Solid Fuel Burners
- Gardens and Drive
- EPC Rating Band D

01349 865125  
**highlandhomes.co.uk**

REF 16  
HSPC TBC



**Ardville, Station Road, Conon Bridge, IV7 8BJ**

**Offers Over £230,000**

Flexible accommodation with this Stone built semi detached property in a popular village location within easy commute of Inverness. Large Driveway and rear gardens make for an ideal family home.



Approximate Floor Area 101m<sup>2</sup>