

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and light fittings. Washing machine, fridge-freezer and garden shed.

#### Heating

House: Gas central heating.

Conservatory: Electric heating.

#### Glazing

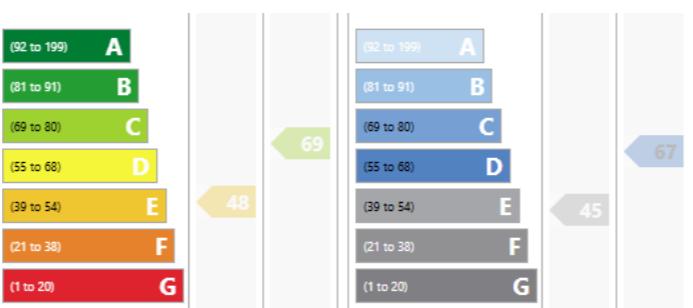
Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## 6 Fraser Street Conon Bridge, Dingwall IV7 8BW

A spacious, three bedrooomed semi-detached villa located in the village of Conon Bridge, and offers many pleasing features including a conservatory, gardens and off-street parking.

**OFFERS OVER £163,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

📞 01463 22 55 33

📠 01463 22 51 65

#### Property Overview



Semi-Detached House



3 Bedrooms



1 Reception



Conservatory



1 Shower Room



Gas



Garden



Off-Street Parking

Kitchen



Kitchen



**Bedroom One**



**Bedroom Two**





**Property Description**

This appealing, three bedoomed semi-detached villa is located in the popular village of Conon Bridge, and occupies a generous plot on a quiet residential street. Suiting a variety of purchasers, including those looking for a family sized home, the comfortable and flexible accommodation is spread over two floors and benefits from gas central heating, double glazed windows, and ample storage provisions. Inside, the ground floor comprises an entrance hall with stairs rising to the first floor, a double bedroom with fitted wardrobe, a sizeable lounge with conservatory off and a fitted kitchen. The welcoming lounge offers a generous, but cosy space for relaxing and has a gas fire which provides a focal point. Off the lounge is the perfectly positioned conservatory which could be utilised as an informal dining room and overlooks the garden grounds. The kitchen is accessed from the lounge and is well equipped with ample wall and base mounted cabinets, a stainless steel sink and a useful cupboard. The integrated goods consist of a electric oven and hob with extractor fan over, and there is a free-standing and washing machine which is included in the sale. From here, a door gives access to the rear garden. On the first floor can be found a bright and airy landing (with loft access) an airing cupboard, two double bedrooms which benefit from fitted storage, and a shower room comprising a WC, a wash hand basin and a tiled shower cubicle with electric shower.

Externally, the property boasts gardens to the front, side and rear elevations with the rear being low maintenance as its laid to a combination of gravel and patio, and offers a fantastic space for outdoor entertaining, enjoying the sunshine and alfresco dining. It is fully enclosed by fencing, making this a safe environment for children. A gravel driveway provides ample space for off-street parking for two vehicles, and sited here is a timber shed. The front and side elevation is laid to lawn and with a small area of gravel, which is decorated with mature shrubs, and is also enclosed by fencing.

Local amenities include a general store, pharmacy, a café, a public house, a take-away restaurant and a railway station. There is a Primary School available for younger children within walking distance of the property, and secondary schooling can be found in Dingwall which has supermarket shopping, a train station, High Street shops, cafés, banks, a Post Office, and two medical practices.



**Rooms & Dimensions**

**Entrance Hall**

**Lounge**

Approx 3.47m x 5.45m

**Kitchen**

Approx 2.52m x 3.86m

**Conservatory**

Approx 2.94m x 3.57m

**Bedroom Three**

Approx 3.79m x 2.80m

**Bedroom Three**



**Landing**

**Bedroom One**

Approx 4.06m x 3.50m

**Bedroom Two**

Approx 3.39m x 4.34m

**Shower Room**

Approx 1.78m x 2.00m

