

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

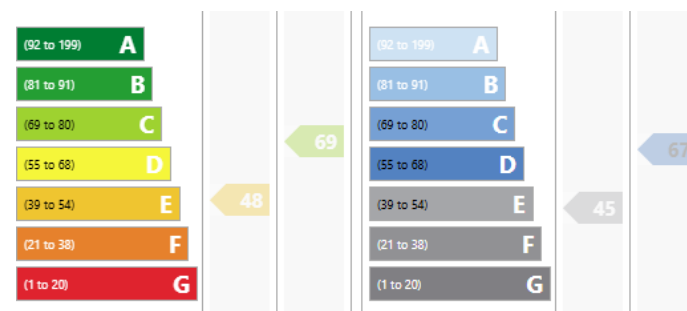
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000
 A full Home Report is available via Munro & Noble website.



6 Fraser Street Canon Bridge, Dingwall IV7 8BW

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

OFFERS OVER £163,000

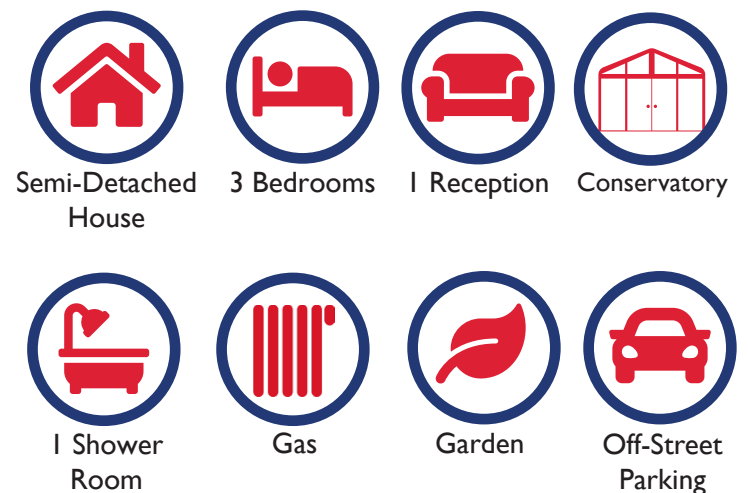
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Kitchen



Kitchen



Bedroom One



Bedroom Two





Conservatory

Property Description

This appealing, three bedroomed 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.



Lounge



Lounge



Shower Room

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
- 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



Bedroom Three

