

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings and blinds. Intergrated white goods.

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

F

#### Viewing

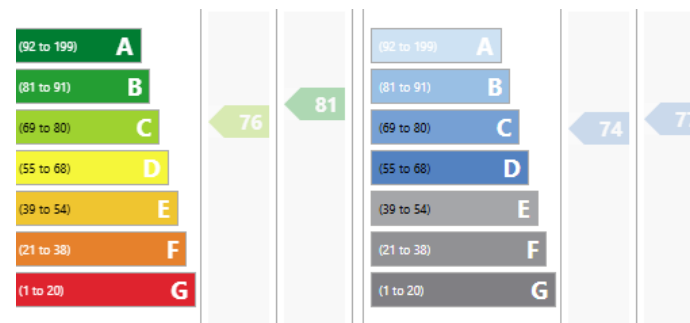
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £390,000  
 A full Home Report is available via Munro & Noble website.



## 44 Braes Of Conon Conon Bridge IV7 8AX

*This pristine, four bedroomed detached bungalow located in the peaceful village of Conon Bridge is substantial in size and benefits from a private rear garden, a driveway and single garage.*

**OFFERS OVER £390,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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

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🖨️ 01463 22 51 65

#### Property Overview



Detached Bungalow



4 Bedrooms



1 Reception



Office Potential



2 Bathrooms



Gas



Garden



Garage





Kitchen/Diner/Snug Area



Kitchen/Diner/Snug Area



Kitchen/Diner/Snug Area



Kitchen/Diner/Snug Area



Kitchen/Diner/Snug Area





**Bedroom One**



**Bedroom One En-Suite Shower Room**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**





Formal Lounge

Property Description

Occupying a generous, elevated plot in a quiet cul-de-sac, 44 Braes of Conon is a beautifully presented four bedroomed, detached bungalow which enjoys lovely views towards Ben Wyvis, and the surrounding countryside. In immaculate order throughout, the property has been designed for comfortable family living and will also appeal to professionals working from home. Viewing is essential to appreciate the desirable area, as well as the clever use of glazing which allows an abundance of natural light, generating a bright and airy environment throughout this charming home. The current owners have sought perfection through a number of detail-oriented additions, with the home offering a plethora of features including a Magnet fitted kitchen, underfloor heating in the en-suite and bathroom, ample storage provisions, gas central heating and double glazed windows. Inside, a welcoming front vestibule and hallway leads to the stylish lounge which has feature gas flame fire with a Lime Stone surround and large bay windows taking advantage of the views and sunsets, and the substantial open plan kitchen/diner and snug. This versatile room forms heart of the home, and is soaked in warm, ambient light through the double aspect windows and French doors which lead to the rear garden/seating area, offering indoor/outdoor living. This room provides ample space for a large table and chairs, as well as a sofa, making this the ideal space to relax as a family or entertain guests. The fully equipped kitchen is practical and features a range of sleek wall and base cabinets with granite worktops and a matching breakfast bar. There is a sink drainer with mixer tap, splashbacks, inset lights and integrated Neff appliances including a five ring gas hob with extractor over and an eye-level electric oven/grill, a wine cooler, dishwasher and fridge-freezer. Off the kitchen is the rear vestibule which gives access to the garden, loft (which is partially floored with a fixed ladder) and the utility room which has plumbing for washing machine and space for a tumble dryer. The hallways gives access to four, double bedrooms, all of which have the advantage of fitted storage, with the principal bedroom having the perk of an elegant on-suite shower room. Completing the accommodation is the sizable bathroom which comprises a tiled shower cubicle, and a floating wash hand basin, while a bathtub on a low dais adds a little bit of luxury to an already stunning room.

Outside, a sweeping tarmac driveway leads to the gravel, side elevation which allows off-street parking for a number of vehicles, and gives access to the garage which has power and lighting. The landscaped rear garden has a shed, an outdoor tap, and a drying area and is the ideal setting for alfresco dining and outdoor entertaining, having a fantastic decking area which is complemented with a variety of colourful shrubs and is fully enclosed by timer fencing, offering privacy.

Conon Bridge is within commuting distance of the City of Inverness and town of Dingwall. Local amenities include a general store, a pharmacy, a café, a public house, a take-away restaurant and a railway station. There is a Primary School available for younger children and secondary schooling can be found in Dingwall.



Entrance Hall



Bathroom



Rooms & Dimensions

Entrance Vestibule  
Approx 1.58m x 1.70m

Entrance Hall

Formal Lounge  
Approx 5.00m x 4.65m

Kitchen/Diner/Snug Area  
Approx 5.15m x 8.47m\*

Rear Vestibule  
Approx 1.23m x 2.40m

Utility Room  
Approx 1.61m x 1.65m

Bedroom Four  
Approx 2.50m x 4.51m

Bathroom  
Approx 2.33m x 3.42m

Bedroom Two  
Approx 3.00m x 4.52m

Bedroom Three  
Approx 3.01m x 4.51m\*

Bedroom One  
Approx 4.11m x 3.44m

En-Suite Shower Room  
Approx 1.67m x 2.96m

Garage  
Approx 3.83m x 7.43m

\*At widest point

