

#### Services

Mains water, gas, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, blinds, curtains and a washing machine.

#### Heating

Gas central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

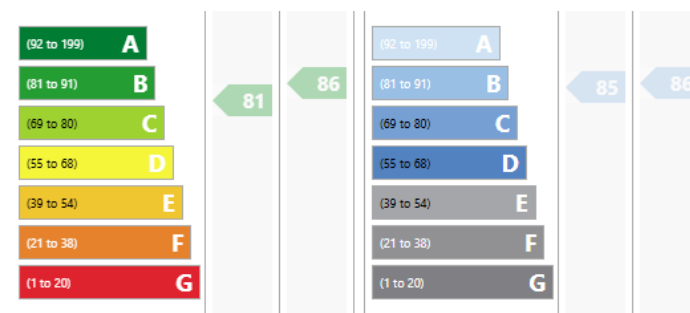
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £190,000  
 A full Home Report is available via Munro & Noble website.



## 12 Thistle Road Canon Bridge IV7 8FG

A two bedroomed, semi-detached villa which benefits from double glazed windows, gas central heating and off-street parking.

**FIXED PRICE: £187,000**

📍 The Property Shop, 20 Inglis Street, Inverness

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

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview







**Property Description**  
Built by Tullochs Homes in 2017 to their Paris design, this immaculate, two bedroomed semi-detached villa is located in the desirable village of Conon Bridge and will appeal to a range of purchasers including first time buyers or young families. The property is in walk-in condition throughout and benefits from gas central heating, double glazing, off-street parking and offers well-proportioned accommodation that is spread over two floors. Upon entering the property, you are greeted with a bright and airy front facing lounge, which in turn leads to the useful WC, a generous storage cupboard and a stylish kitchen/diner. This good sized kitchen provides space for a table and chairs, and comprises wall and base mounted units with worktops, a sink with drainer and mixer tap and an integral electric oven and hob with extractor fan over. The kitchen has space for a fridge-freezer, and included in the sale is a washing machine. From here, patio doors open on to the attractive rear garden, which fully enclosed by timber fencing. On the first floor can be found a landing with loft access and two spacious double bedrooms. Completing the accommodation is the modern shower room which consists of a WC, a wash hand basin within a vanity unit, and a tiled shower cubicle with mains shower. Externally to the front of the property, a tarmac driveway provides ample off-street parking for a number of vehicles. There is a small area of lawn and to the side elevation, a gate gives access to the rear garden. The attractive rear garden is generous in size and is predominantly laid to lawn. It is positioned perfectly to enjoy the sunshine and is ideal for al-fresco dining having a well-placed patio area. Included in the sale is two sheds, one benefiting from electricity. Located in the village of Conon Bridge, which is within commuting distance of the City of Inverness. 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. Market shopping can be found in nearby Dingwall, or a more comprehensive range of facilities can be found in Inverness.

- Rooms & Dimensions**
- Lounge  
Approx 4.38m x 4.04m
  - Kitchen/Diner  
Approx 4.38m x 2.65m
  - WC  
Approx 1.92m x 1.26m
  - Landing
  - Bedroom One  
Approx 3.68m x 3.31m
  - Bedroom Two  
Approx 3.68m x 3.31m
  - Shower Room  
Approx 2.00m x 2.00m

