



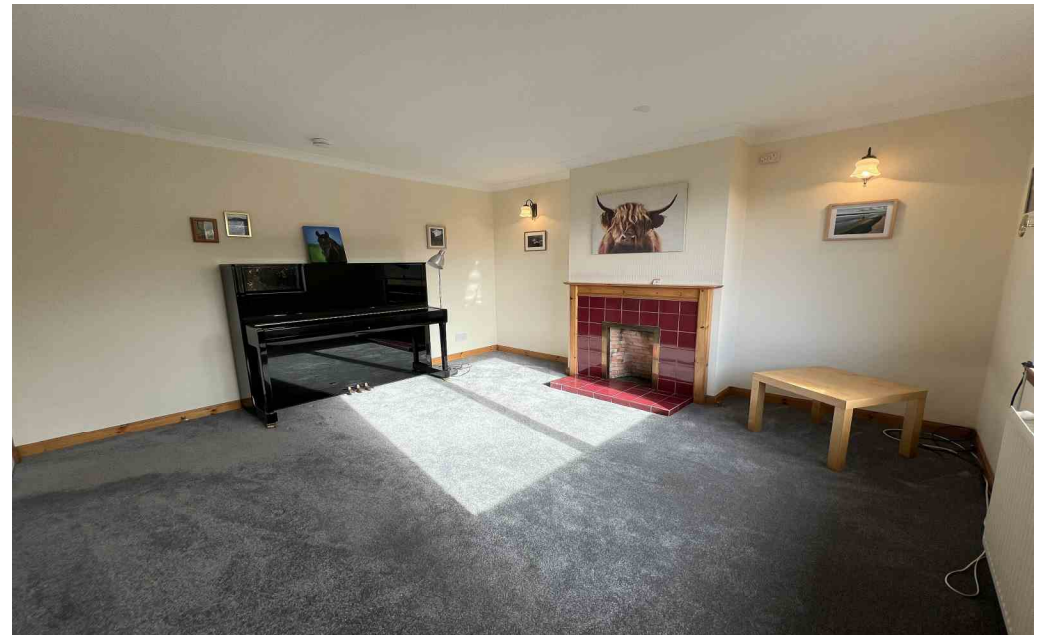
**30 Logie Place, CONON BRIDGE, IV7 8BP**

**Offers Over £125,000**

**REF: 60815**







This bright, one-bedroom, semi-detached bungalow is located in a quiet cul-de-sac in the popular village of Conon Bridge. The property benefits from double glazing, gas heating and off-street parking. With well-proportioned rooms and ample storage, this property represents an ideal home for a first-time buyer or for someone looking to downsize.

The accommodation consists of: an entrance hallway; a front-facing lounge with open fire set in a wooden surround providing a welcoming focal point; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktop, tiling to splashback, space for washing machine, integrated fridge freezer, gas hob, electric oven, extractor fan, built in storage cupboard, access to the attic and door leading to the rear garden; a front facing double bedroom with triple mirrored wardrobes; a fully tiled shower room comprising a wash hand basin, WC and free standing, electric powered shower.

The garden to the front and side of the property is mainly laid to gravel and well stocked with a good selection of mature plants and shrubs. The fully enclosed rear garden is mainly laid to paving for easy maintenance and benefits from a garden shed and pergola providing an ideal venue for alfresco dining. A driveway to the side of the property provides off-street parking for one vehicle.

The village of Conon Bridge offers a good range of local amenities including convenience stores, pharmacy, hotel, hairdressers, veterinary surgery and take-away outlets, all of which are within walking distance of the property. Education is provided at Ben Wyvis Primary School which is within walking distance, while secondary education is available at Dingwall Academy. There is a regular bus service to Dingwall and Inverness from the village and also a rail commuter service.

Facilities in the town of Dingwall, which is less than 3 miles away, include a bank, supermarkets, Post Office, library, swimming pool and a wide range of restaurants, cafés and retail outlets.

Inverness City, the main business and commercial centre of the Highlands, is approximately 12 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

**Hallway**      **3.53m x 1.02m (11'6 x 3'3)**  
**Kitchen**      **4.80m x 2.28m (15'9 x 7'6)**  
**Lounge**        **3.95m x 3.74m (13'0 x 12'3)**

**Bedroom**        **3.38m x 2.92m (11'0 x 9'6)**  
**Shower room**    **2.31m x 1.67m (7'6 x 5'6)**





### General

All floor coverings, light fittings, blinds, integrated appliances and garden shed are included in the asking price.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Council Tax Band A

### EPC Rating

D

### Post Code

IV7 8BP

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

TS/EB/BELL130/4

### Price

Offers Over £125,000

### Directions

From Inverness take the A9 North. At the Tore roundabout, take the 2nd left onto the A835 towards Ullapool. Continue along this road and turn left onto the B9163, signposted Conon Bridge. Continue along this road and take the 4th exit at the roundabout onto Leanag Road. Take the first right onto Fraser Street and second right again staying on Fraser Street. Follow the road round which leads on to Logie Place. The property is further along on your right hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

