

**8 Beinn View
Conon Bridge
IV7 8DG**

HOME REPORT VALUATION £360,000



Located in a cul-de-sac in the village of Conon Bridge, this 5/6 bedroom detached villa has many pleasing features including double glazing, gas central heating, gardens, an attached garage, off-street parking and views over neighbouring property towards Ben Wyvis can be enjoyed to the rear. Two of the bedrooms have en-suite shower rooms, the third has a walk-in dressing area, the fourth a gallery landing/seating area and the dining room and study could both be utilised as bedrooms if required.

OFFERS OVER £345,000

HSPC Reference: 56929

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com



PROPERTY

The ground floor accommodation consists of a reception hall, a double aspect lounge with living flame gas fire, a dining room/5th bedroom, an open plan kitchen/family room, a rear hall, a utility room, a WC, a study/6th bedroom and the 2nd bedroom with en-suite shower room. On the first floor can be found the master bedroom with en-suite shower room, the family bathroom, the 3rd bedroom with walk-in dressing area and the 4th bedroom with gallery landing/seating area. Externally there are generous gardens to the front and rear, with the front providing space for off street parking, that leads to the attached garage and the rear garden being fully enclosed. Views can be enjoyed to the rear over neighbouring property taking in Ben Wyvis and the surrounding countryside. Viewing is highly recommended.

LOCATION

The property is 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; including Eastgate Shopping Centre and a selection of bars, restaurants, High Street shops, a post office, pharmacies and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.



GARDENS

The gardens lie to the front and rear of the property. The garden to the front is mainly laid to grass and a tarmac driveway provides ample space for off-street parking for a number of vehicles and gives access to the attached garage. The rear garden is fully enclosed by wooden fencing and is mainly laid to grass whilst having a number of shrubs, conifers and trees. There are two decked areas, one of which can be accessed via the family room and a pergola. Views towards Ben Wyvis and the countryside beyond can be enjoyed from here.

GENERAL DESCRIPTION

The double glazed main door of the property opens on to the reception hall.

RECEPTION HALL

The carpeted reception hall has two radiators, doors to the lounge, the open plan kitchen/family room, the dining room/bedroom 5, the WC, the study/bedroom 6, bedroom 2 and carpeted stairs rise from here to the first floor landing.

LOUNGE

Approx. 5.48m x 5.80m

The lounge is a double aspect room having a window to the side elevation and a bay window to the front elevation. It is carpeted, has a radiator, and a living flame gas fire with a mantle piece, which provides a focal point.

DINING ROOM / BEDROOM FIVE

Approx. 2.79m x 3.62m

This carpeted room has a radiator, a window to the front elevation, and has a fitted wardrobe.

KITCHEN

Approx. 4.73m x 3.85m (at widest points)

The kitchen is open plan with the family room, has a radiator, a window to the rear elevation, vinyl flooring and comprises wall and base mounted units with worktops, splash back tiling, a one and a half bowl sink drainer with mixer tap and the integral appliances consist of a dishwasher, an electric hob with extractor over and a double electric oven. From the kitchen area there is a door to the rear hall.

FAMILY ROOM

Approx. 5.46m x 5.53m

The family room is open plan with the kitchen, carpeted, has a radiator, a window to the side elevation, two to the rear and there are double glazed, double doors to one of two decked areas in the rear garden.

REAR HALL

This hall has vinyl flooring, a radiator, a double glazed door to the rear garden and there is a door to the utility room.

UTILITY ROOM

Approx. 2.76m x 2.29m

The utility room has a radiator, a window to the rear elevation, and a radiator. It has laminate flooring, some work tops, wall mounted units, an extractor fan, and situated here - and included in the sale price - is a tumble dryer, a washing machine, and a freezer. There are doors to both a double fitted wardrobe, and a shelved storage cupboard.

WC

Approx. 1.40m x 2.29m

Comprising a WC and a wash hand basin with splash back tiling, this room has vinyl flooring, a radiator, a window that is to the rear elevation, and an extractor fan.

STUDY / BEDROOM SIX

3.61m x 2.79m

This room could be utilised as a bedroom if desired. It is carpeted, has a radiator and there is a window to the rear elevation.

BEDROOM TWO

Approx. 3.77m x 4.40m

The second bedroom is carpeted, has a radiator, a window to the front elevation, and boasts two fitted wardrobes. There is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 2.80m x 1.50m

This room has vinyl flooring, an extractor fan, a window to the front elevation, a radiator, and comprises a WC, a wash hand basin, and a tiled shower cubicle.



LANDING

The landing is carpeted, has two radiators, loft access, and doors to bedrooms 1, 3, 4, the family bathroom, and a linen cupboard.

BEDROOM ONE

Approx. 7.28m x 4.17m

The master bedroom is a double aspect room having windows to both the front and rear elevations. It is carpeted, boasts a triple fitted wardrobe with mirrored sliding doors, a radiator and there is a door to the en-suite.

EN-SUITE SHOWER ROOM

Approx. 1.97m x 2.15m

Having vinyl flooring and the walls being partially tiled this room comprises a fitted WC and wash hand basin with fitted storage, a wet wall shower cubicle, an extractor fan, a ladder radiator and there is a Velux window to the rear elevation.

BEDROOM THREE

Approx. 4.54m x 4.58m

The third bedroom is carpeted, has a radiator, a window to the rear elevation, and has an archway to a dressing area with hanging rails and open shelving that measures approximately 1.18 m x 4.54 m.

BEDROOM FOUR

Approx. 5.32m x 2.23m

The fourth bedroom has a window to the front elevation, is carpeted and has a radiator. There is a archway to a gallery landing/seating area that has a Velux window to the front elevation.

BATHROOM

Approx. 4.12m x 2.21m

The walls are partially tiled and the floor of this room is tiled. It comprises a WC, a wash hand basin and a bath. It has a radiator, a Velux window to the rear elevation, and an extractor fan.

GARAGE

Approx. 4.90m x 6.54m

The attached garage has an up and over door, power, and lighting.

HEATING

Gas central heating.

GLAZING

Double glazed window throughout.

EXTRAS

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

ENTRY

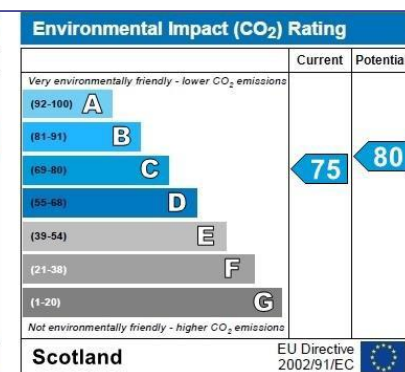
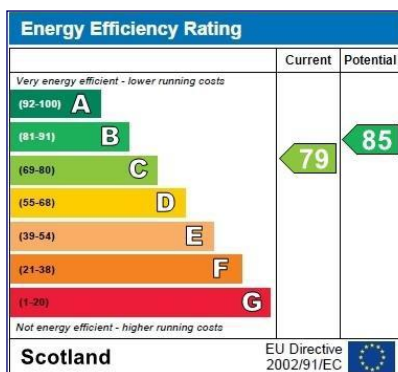
By mutual agreement.

VIEWING

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

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.