

**Linden Cottage
Leanaig, Conon Bridge
IV7 8DQ**



This three bedroom detached bungalow located in a semi-rural location by Conon Bridge sits in approximately 0.53 acres of garden grounds and has views towards Ben Wyvis. The property enjoys many pleasing features including an air source heat pump, an en-suite shower room to the master bedroom, a modern fitted kitchen with preparation Island, a carport and an outbuilding.

OFFERS OVER £297,000

HSPC Reference: 57254

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



PROPERTY

Located in a semi-rural Location by Conon Bridge, this detached bungalow comprises of an entrance hall, a lounge, a kitchen/dining room, a utility room, three bedrooms, an en-suite shower room to the master bedroom and a shower room. The property also features an air source heat pump, double-glazed windows, a carport, an outbuilding and has garden grounds extending to approx. 0.53 acres, with views towards Ben Wyvis. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the accommodation on offer.

GARDENS

The garden grounds extend to the front, side and rear elevations, are mainly laid to grass and are enclosed by a combination of wire fencing and hedging. There is a driveway which provides ample off-road parking and leads to a carport. There is an outbuilding which measures 7.48m x 3.96m and two garden sheds.

LOCATION

This property is situated near 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 in Conon Bridge and secondary schooling can be found in Dingwall. Supermarket shopping can be found in nearby Dingwall and a more comprehensive range of amenities can be



found in Inverness City Centre including Eastgate Shopping Centre, bus and train stations, cafés, bars, restaurants and High Street shops. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door and has doors to the lounge, kitchen/dining room, utility room, three bedrooms and the shower room. Loft access is located here.

LOUNGE

Approx. 4.52m x 5.11m

The lounge has three windows to the front elevation with views over the front garden towards Ben Wyvis.



KITCHEN / DINING ROOM

Approx. 8.14m x 3.63m

The kitchen area is fitted with both base and wall mounted units and has worktops, a sink with drainer and an integrated fridge-freezer and dishwasher. There is a free-standing electric range oven, an extractor fan and two windows to the rear elevation. The dining area is open plan with the kitchen, has three windows to the front elevation and a radiator. The door to the side gives access to the carport.

UTILITY ROOM

Approx. 2.94m x 3.56m

The utility room has base level units, worktops, a sink with drainer, plumbing for a washing machine, space for a tumble dryer, a window to the front and two built-in cupboards with sliding doors (with one housing the water tank).

BEDROOM ONE

Approx. 4.20m x 3.46m

Bedroom one has two windows to the rear elevation, built-in wardrobes, a radiator and a door that gives access to an en-suite shower room.

EN-SUITE SHOWER ROOM

Approx. 2.35m x 1.95m

The en-suite shower room is fitted with a three-piece suite comprising of a pedestal wash hand basin, a WC and a shower cubicle. There is complementary tiling, an extractor fan and a window to the rear elevation.



BEDROOM TWO

Approx. 6.36m x 3.45m (at widest points)
Bedroom two has two windows to the rear elevation, a built-in cupboard, a radiator and a door to a WC.

WC

Approx. 2.34m x 1.47m
The WC has a window to the rear elevation, a pedestal wash hand basin and a WC.

BEDROOM THREE

Approx. 3.46m x 3.31m
Bedroom three has two windows to the rear elevation and a radiator.

SHOWER ROOM

Approx. 2.94m x 2.29m
The shower room has a window to the front elevation and is fitted with a pedestal wash hand basin, a WC and a shower cubicle. There is complementary tiling and an extractor fan.

OUTBUILDING

Approx. 7.48m x 3.96m
The outbuilding has double doors to the front, a door to the side and is currently used for storage.

EXTRAS

All fitted carpets and floor coverings.

SERVICES

Mains water and electricity. Septic tank drainage.

HEATING

Air source heat pump.

GLAZING

Double-glazed windows throughout.

VIEWING

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

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	102		102
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	81	(69-80) C	83
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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.