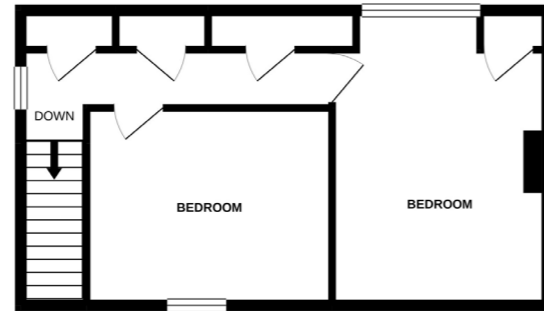
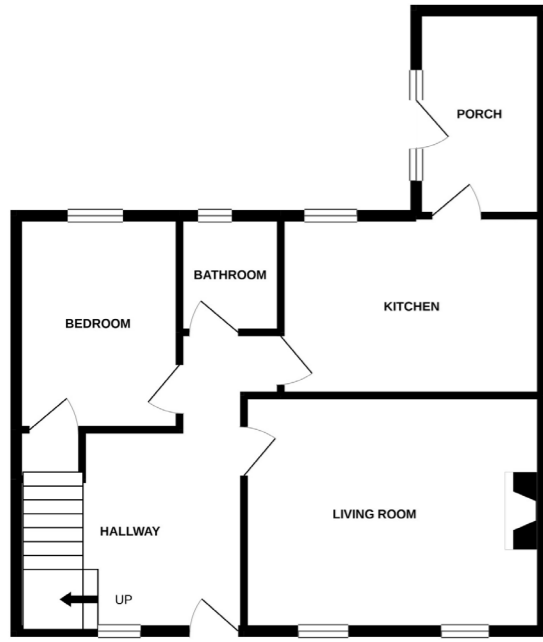


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds and two garden sheds.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

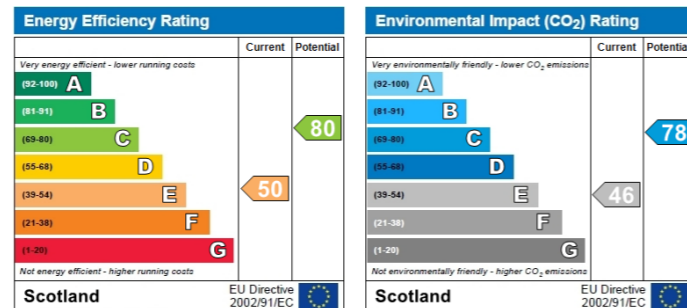
Entry

By mutual agreement.

Home Report

Home Report Valuation - £133,000

A full Home Report is available via Munro & Noble - property@munronoble.com.



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.



**10 Fraser Street
Conon Bridge
IV7 8BW**

A three bedroom semi-detached house with garden and driveway located in the village of Conon Bridge.

OFFERS OVER £130,000
HSPC Reference: 58320

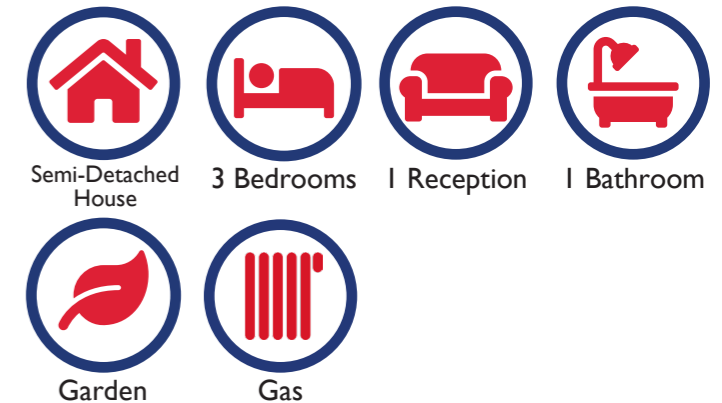
The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview





Garden



Lounge

Property Description

10 Fraser Street is a three bedroom semi-detached house that will suit a variety of potential purchasers including the young and elderly alike. The well proportioned accommodation is spread over two floors and boasts ample storage provisions. The ground floor consists of an entrance hall, a lounge with a feature electric fire within a wooden mantle surround and slate flag hearth, a kitchen with a porch off, the family bathroom, and a bedroom/sitting room, of which has fitted storage facilities. On the first floor can be found two further bedrooms and three storage cupboards. The kitchen comprises wall and base mounted units with worktops and has a sink with taps and drainer. There is space for a cooker, a fridge freezer and plumbing for a washing machine. The family bathroom has a three piece suite comprising a WC, a sink and bath with electric shower over and is completed with complimentary tiling. The property is fully double glazed and benefits from gas central heating. Externally the front of the property is enclosed by walling, boasts a driveway for off-street parking and is of low maintenance being laid to gravel. The sizeable rear garden has a generous patio area and is mainly laid to gravel. It is fully enclosed by wooden fencing and has a number of plants, shrubs and flowers. It is located in the village of Conon Bridge, which is within commuting distance of the Highland Capital of Inverness. Local amenities include a general store, a pharmacy, a café, a public house, a take-away restaurant and a railway station. Viewing is recommended.

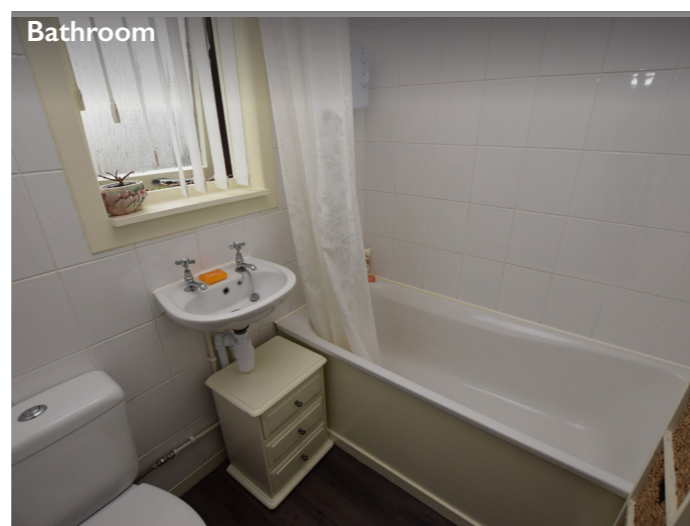
Rooms & Dimensions
 Entrance Hall
 Lounge
Approx 3.63m x 4.60m
 Kitchen
*Approx 4.61m x 2.63m (AWP)**
 Rear Porch
Approx 1.98m x 3.22m
 Bathroom
Approx 1.93m x 1.69m
 Bedroom One
Approx 4.60m x 3.25m (AWP)
 Bedroom Two
Approx 3.70m x 3.13m
 Bedroom Three
Approx 0.54m x 3.31m
 *(At widest points)



Bedroom One



Kitchen



Bathroom



Bedroom Two



Bedroom Three