

Local amenities in Conon Bridge include a small range of independent shops, a national supermarket and convenience store, a take away food outlet, cafe, and a popular hotel with a restaurant. A wider variety of shops can be found in nearby Dingwall or Inverness. There is a train station which is a five minute walk from the property and there is a regular bus service through the village which is close to the A835 making it ideally placed for commuting to Dingwall or Inverness, there are bus stops a short walk from the property. Primary school children attend the Ben Wyvis School which is a few minutes walk from the house with older children attending Dingwall Academy for which transport is provided.

No. 79 Windsor Place was built by the local authority in the mid 1980's and is of a double block construction under a tiled roof. The property is immaculate, well decorated in a contemporary style throughout and is surprisingly spacious with ample storage space. The house benefits from gas central heating, solar panels with a battery storage unit and double glazing. The kitchen, bathroom and gas combi-boiler have all been upgraded in the last two years. There is a garden to the rear which has a shed and patio area. Car parking is available in a communal parking area to the rear of the property. This house would provide an ideal first time purchase or buy to let opportunity.

Directions: From the Maryburgh Roundabout drive along the A835 towards Inverness, take the first right signposted Conon Bridge then the first right again into Wyvis Crescent. Continue on then take second right into Windsor Place then first left, follow the road around to the left. No. 79 is on the far right hand side.

**What3Words location** ///lengthen.starters.many

**What3Words (parking)** ///existence.singing.recap

Services: Mains electricity, gas, water and drainage.

Council Tax— B

Home Report is available from One Survey

To arrange a viewing call Middleton Ross & Arnot

on 01349 865125 Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, curtains, blinds fireplace and kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.




# FOR SALE



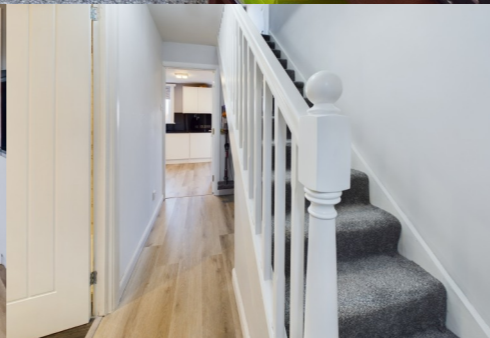
79 Windsor Place, Conon Bridge, Ross-shire, IV7 8BY

Offers Over £140,000

- Mid Terraced House
- Entrance Hall
- Lounge
- Kitchen with Large Pantry
- Shower Room
- Three Bedrooms
- Ample Storage

- Gas Central Heating
- Solar Panels with Battery Storage
- Double Glazing
- Garden to the Back
- Shed and Patio Area
- Communal Parking
- EPC Rating ?

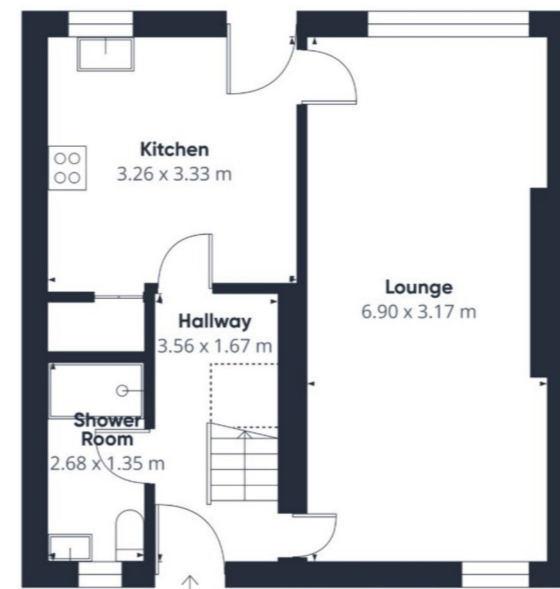




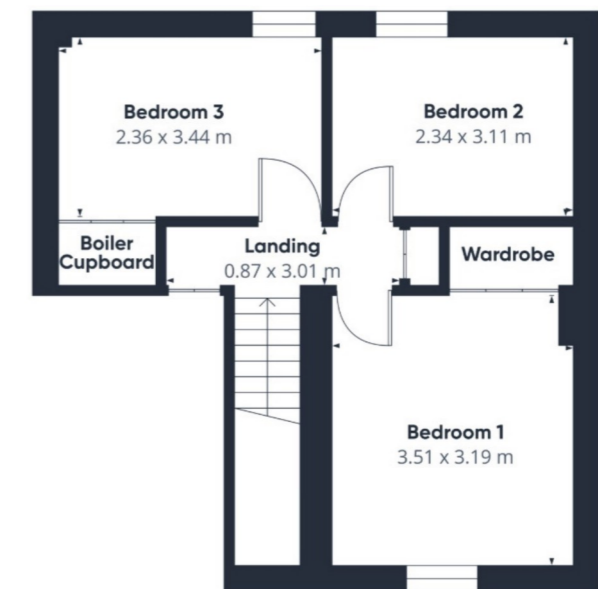
79 Windsor Place, Conon Bridge, Ross-shire, IV7 8BY

Offers Over £140,000

This mid terrace house is deceptively spacious, immaculate and in walk-in condition.



Ground Floor



First Floor

Internal floor area  
 Approx 76m<sup>2</sup>