

Detached bungalow situated 1.3 miles west of the popular village of Contin. Facilities available in the village include a shop, filling station, fish and chip shop, garage and a renowned hotel. There are more facilities available in nearby Strathpeffer and Dingwall which is 9 miles away has a full range of independent shops, a bank and national supermarkets. Contin is approximately 19 miles from Inverness and there is a regular bus service to Dingwall with onward bus and rail links to the city of Inverness and beyond. Primary schooling is available in Strathpeffer, with older children attending Dingwall Academy. Transport is provided for both schools. This area boasts beautiful forest walks, stunning lochs and scenery on the doorstep.

This immaculate bungalow sits in approx. 0.37 acre of mature beautiful garden ground and has a detached garage. Built around 29 years ago. The property has well appointed accommodation and is in excellent order throughout. The house benefits from oil fired central heating and a wood burning stove in the lounge and has good underfloor and loft insulation. The house has three en-suite bedrooms and with its location on the NC500 and at the gateway to the west coast has scope for a small business opportunity. There are frequent visitors to the garden such as rare species like the pine marten and red squirrels, also roe deer, the garden is teeming with wild birds and has an array of beautiful and colourful plants and shrubs. The house with its access to lots of safe spaces would also be ideal for a family.

Directions: From Contin drive west for approx 1.2 miles, turn left at the Craigdarroch Drive entrance, 'Hideaway' is the second house on the left.

What3words app [///dried.grid.bags](https://www.what3words.com/)

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax Band F

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross 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

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.

Carpets, curtains, blinds and white goods 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



Hideaway, Craigdarroch Drive, Ross-shire, IV14 9EL

Offers Over £335,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Dining Area
- Kitchen/Diner
- Utility Room
- Inner Hall
- Four Bedrooms (Three En-Suite)

- Family Bathroom with Jack & Jill Doors
- Ample Storage Space
- Oil Fired Central Heating
- Wood Burning Stove
- Double Glazing
- Approx 1/3 Acre Garden Surrounding House
- Garage and Large Driveway
- Stunning Scenic Area
- EPC Rating D



01349 865125

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REF 42
HSPC 60897

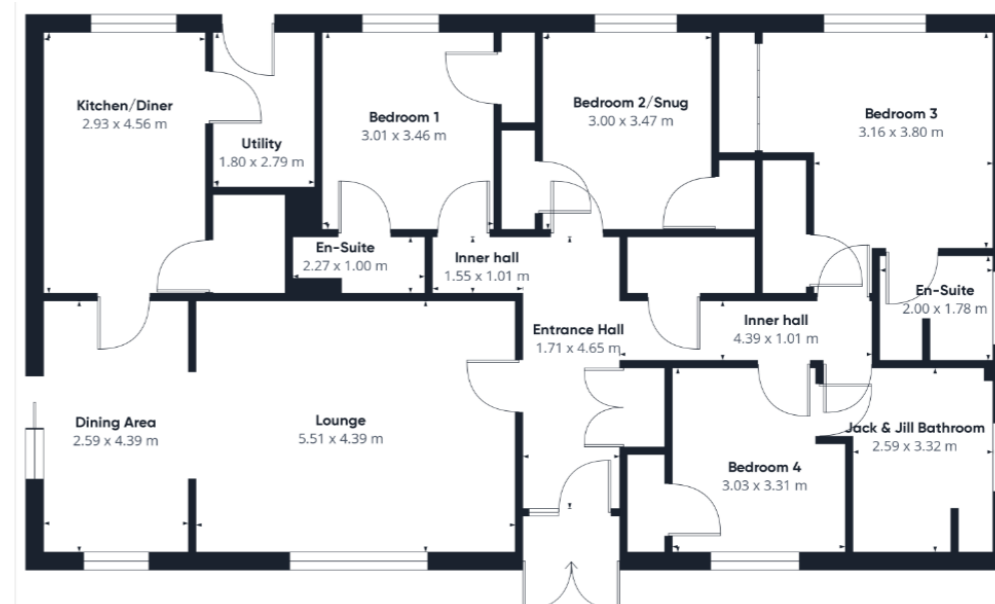




Hideaway, Craigarroch Drive, Ross-shire, IV14 9EL

Offers Over £335,000

Stunning detached bungalow surrounded by beautiful countryside situated on the outskirts of the popular village of Contin.



Internal floor area
 Approx 145m²