



54 Tor View, Contin, by Strathpeffer, Ross-shire, IV14 9EE

- Semi-Detached House
- Hall and Rear Lobby
- Lounge
- Kitchen/Diner
- Utility Room
- Three Bedrooms
- Family Bathroom
- Double Glazing
- Electric Night Storage Heating
- Garden to Front, Side and Back
- Lovely Views of the Surrounding Area
- Garden Shed
- Quiet Residential Location
- EPC Rating F

Offers Around £130,000



Semi-detached house situated in a quiet residential area in the popular village of Contin with views to the hills of Torrachilty and Strathconon. There are some local facilities available in Contin including a shop, filling station and a hotel, more facilities are available in nearby Strathpeffer and Dingwall which is 7 miles away, has a full range of shops, banks 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 Inverness and beyond. Primary schooling is available in Strathpeffer with older children attending Dingwall Academy. Transport is provided for both schools. The area is spoilt for beautiful forest walks, stunning lochs and scenery.

Number 54 was built around 65 years ago by the local authority and is surrounded by properties of a similar type. There are pleasant gardens to the front and back. The property has been very well maintained but would now benefit from some modernisation and redecoration and on completion would provide an ideal family home, first time purchase or a buy to let opportunity.

Directions: From the A835 travelling west, go through the village and you will pass the War Memorial and filling station on the right, continue on. Just past the shop on the left take the next turn on the right into Tor View, go up the hill and take the third turn on the right, number 54 is the house facing you at the top of the road. There is ample parking on the left hand side.

Services: Mains water, Electricity and Drainage

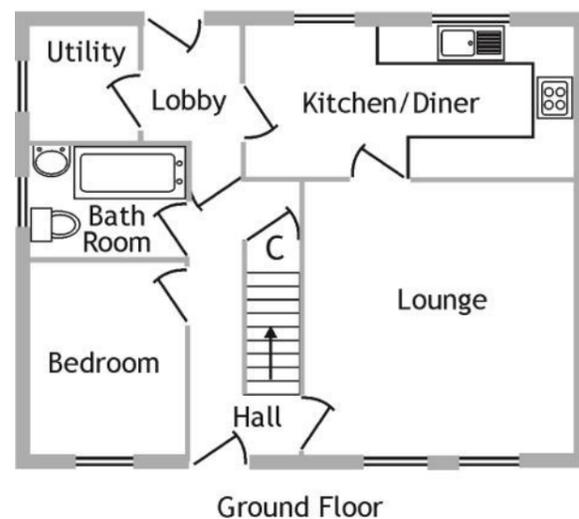
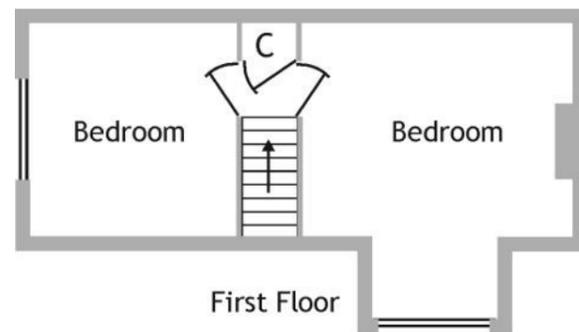
Council Tax— C

A Home Report is available on request

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours call on 01463 231173 Monday to Friday 8am - 9am & 5pm-11pm Saturday 8am -11pm & Sunday 8am-11pm

or 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.

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



54 Tor View

Contin

Offers Around £130,000

Charming stone built semi-detached house in a quiet residential area in the popular village of Contin.

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Accommodation

Hallway	6.71m x 0.92m
Lounge	4.08m x 3.97m
Kitchen/Diner	4.94m x 2.31m
Utility Room	1.86m x 1.60m
Ground Floor Bedroom	2.93m x 2.34m
Ground Floor Bathroom	2.26m x 1.68m
Rear Lobby	1.86m x 1.60m
First Floor Bedroom	4.07m x 3.23m
First Floor Bedroom	3.22m x 3.12m

Outside Area

- Front Garden
- Back Garden
- Side Strip
- Garden Shed
- Enclosed Patio Area
- Drying Green
- Access to the Woods at the Back of the House