

# middleton ross & arnot



Roselea, Contin, by Strathpeffer, IV14 9ES

- Mid-Terraced Traditional Cottage
- Porch
- Hall
- Lounge
- Second Reception Room
- Kitchen
- Office
- Inner Hall
- Family Bathroom on Ground Floor
- Conservatory
- First Floor Landing
- Two Double Bedrooms
- First Floor Shower Room
- Ample Storage
- Double Glazing
- Electric Storage and Solid Fuel Heating
- Large Back Garden
- Designated Off Road Parking
- Beautiful Views of the Surrounding Area
- EPC Band E



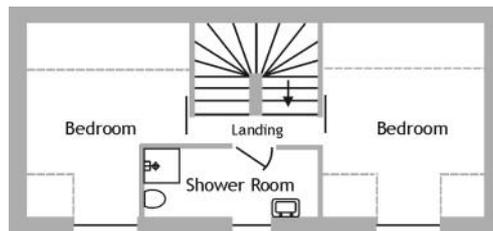
Offers Around £124,000

01349 865125

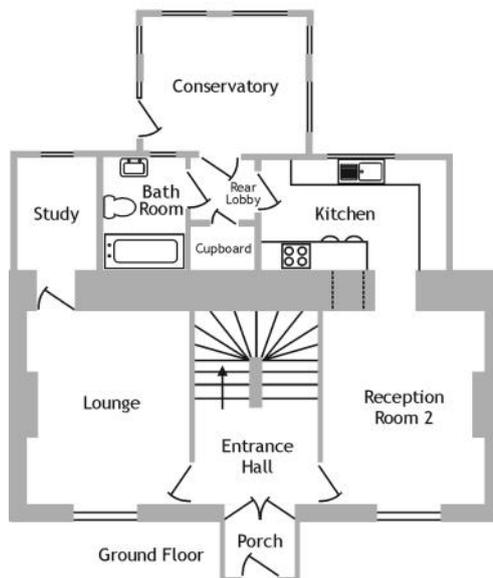
property@middletonross.co.uk  
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Ref: 17



First Floor



**Ground Floor**

Porch	1.28m x 1.18m
Hall	2.34m x 1.95m
Lounge	4.14m x 3.84m
2nd Reception Room	4.18m x 2.71m
Kitchen	4.04m x 2.39m
Inner Hall	1.50m x 1.31m
Office	2.38m x 1.78m
Family Bathroom	1.86m x 1.31m
Conservatory	3.58m x 3.00m

**First Floor**

Bedroom	4.20m x 2.68m
Bedroom	4.15m x 3.28m
Shower Room	2.97m x 1.54m

(Measurements are at widest points)

Roselea is situated in the centre 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 hotel, there are more facilities available in nearby Strathpeffer and Dingwall which is 7 miles away, has a full range of shops, banks and national supermarkets. Contin is approx. 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. Contin is spoilt for beautiful forest walks, stunning lochs and scenery.

The cottage is a traditional 1½ storey mid terraced cottage built in the 19th Century and with a conservatory added around 20 years ago. There is an attractive back garden which leads down to the Black Water. The property would provide an ideal family home, first time purchase, holiday home or buy to let opportunity.

Directions: From the A835 travelling west, as you're passing through the village you'll see a right turn for Strathpeffer, immediately after this there is a small designated car park. Park here. The property is opposite the car park.

Services: Mains water, electricity and drainage.

Council Tax—B

A Home Report is available from OneSurvey.org

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

HSPC Out of Hours Call 01463 231173— Monday to Friday

8am - 9am & 5pm -11pm, Saturday 8am -11pm and

Sunday 8am—11pm or 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.

Carpets, curtains, blinds and kitchen appliances 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.