

# middleton ross & arnot



9 Henderson Crescent, Conon Bridge, IV7 8BS

- Semi-Detached House
- Entrance Hall
- Lounge
- Kitchen
- Larder
- Rear Lobby
- Shower Room
- Three Double Bedrooms
- Ample Storage
- Double Glazing
- Gas Central Heating
- Garden to Front and Back
- Driveway
- EPC Band D



Offers Over £115,000

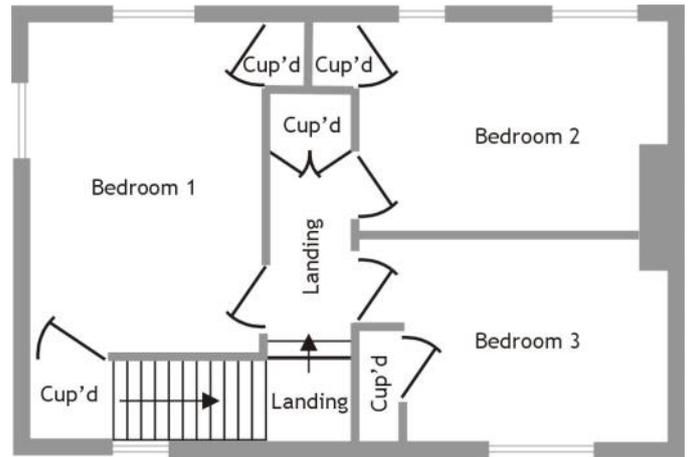


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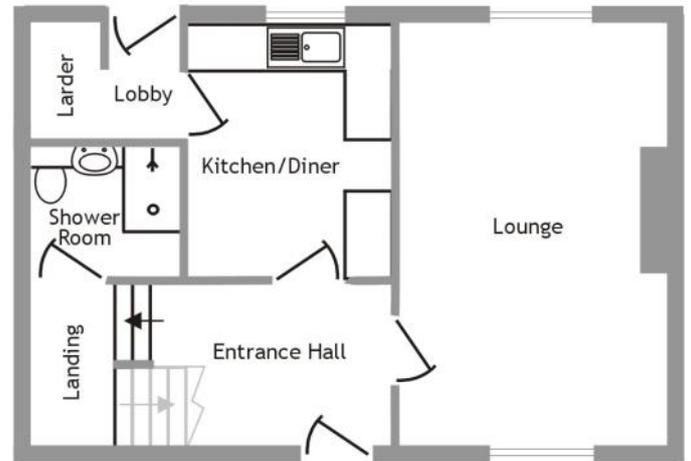
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Ref: 37



First Floor



Ground Floor

Entrance Hall	3.11m x 1.95m
Lounge	5.43m x 3.48m
Kitchen	3.32m x 2.65m
Larder	1.46m x 0.98m
Back Lobby	1.54m x 1.03m
Shower Room	1.98m x 1.71m
Bedroom 1	4.18m x 3.17m
Bedroom 2	4.00m x 2.68m
Bedroom 3	4.00m x 2.67m

(Measurements are at widest points)

Conon Bridge is a popular village situated approximately two miles south of Dingwall and within easy commuting distance of Inverness. The village has a large Co-op, a few local shops and a coffee shop. There are many pleasant walks around the village. Primary schooling is available at the new Ben Wyvis school which is a short distance from the property with the older children attending Dingwall Academy for which transport is provided. Dingwall offers a wide variety of services including national supermarkets, banks and leisure facilities. Conon Bridge is ideal for commuting to Dingwall and Inverness as there is a regular bus service which passes through the village and there is also the train station within walking distance.

9 Henderson Crescent offers well proportioned accommodation which would benefit from modernisation and redecoration. The property has gas central heating and double glazing. There are gardens to the front and back of the house and there is a driveway. Situated in a quiet street away from the main road, this house would provide an ideal family home, buy to let or starter home.

Directions: From Dingwall/Maryburgh, drive through the village and turn left just after the traffic lights (signposted Bowling Green) into Riverbank Road and then turn next right into Henderson Crescent. Number 9 is the fifth house along on the left hand side.

Services: Mains water, electricity, gas 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

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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.

The mention of appliances and or services does not imply that they are in full and efficient working order.

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