

3 Cononbrae Close, Conon Bridge, Dingwall, Highland, IV7 8BF

Offers Over
£300,000







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- Stunning 4 bed detached villa finished to an exceptional standard
- Extended to provide spacious accommodation over 2 levels
- Lounge, kitchen/diner, utility, 4 double bedrooms, bathroom, shower room
- Level enclosed rear garden with patio seating area, timber shed, drive
- Ideal for families or downsizers
- EPC Band C









This beautifully presented four-bedroom detached villa offers a truly luxurious, walk-in home finished to an exceptional standard throughout. Thoughtfully designed with high-end finishes, elegant décor and stylish features, the property provides spacious and versatile accommodation ideal for modern family living. Upon entering the home, striking herringbone flooring creates an impressive first impression and leads into the elegant lounge, complete with decorative wall panelling and a cosy wood-burning stove, creating a warm and inviting space to relax. The stunning kitchen/diner has been designed with a charming country-style aesthetic, featuring a classic double Belfast sink, integrated dishwasher and freestanding appliances including a gas range and fridge/freezer, which are included in the sale. A bespoke bench seating dining area with table provides a perfect setting for family meals and entertaining guests. The adjoining utility room offers additional practicality with space for a washing machine and tumble dryer. The ground floor hosts two beautifully designed bedrooms, offering flexible accommodation ideal for families, guests or those seeking ground-level living. The luxurious family bathroom is finished in a striking forest-green colour palette with elegant brass fittings, featuring both a separate bath and a mains-fed shower. Upstairs, there are two further spacious double bedrooms, each with fitted wardrobes. The impressive principal bedroom benefits from his and hers wardrobes, while a contemporary shower room completes the upper floor. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency year-round. Externally, the property enjoys attractive outdoor space.

The front garden is laid to lawn with a driveway providing off-street parking for two vehicles. The fully enclosed rear garden has been thoughtfully landscaped with stone chips, a patio seating area and lawn, bordered by raised beds. A timber shed provides useful additional storage. Situated in the popular village of Conon Bridge and close to local amenities and facilities, this exceptionally finished, turnkey home presents a fantastic opportunity for a wide range of buyers. Early viewing is highly recommended.

Location: Conon Bridge is the ideal location for those looking for all that country life offers whilst still in easy commuting distance of both Inverness and Dingwall. Local amenities include a Primary school, Co-op convenience store, chemist, hotel, vets, hairdressers, takeaway, cafes and train station. Secondary students attend Dingwall Academy, for which a free school bus is provided. Dingwall is approximately 3 miles away and boasts a town hall, museum, supermarkets, petrol station, post office, library, swimming pool, sports centre, a selection of cafés and bars, along with shops, hotels and a railway station. The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Smeg Range, fridge/freezer and integrated dishwasher. Shed.

Services: Mains gas, electricity, water and drainage. Telephone and broadband.

Council Tax: Band D

Tenure: Freehold.

Floor Area: 125m2

Entry: By mutual agreement.

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Lounge
13'1" x 15'11" (3.99 x 4.86)

Kitchen/Diner
17'2" x 6'11" (5.24 x 2.11)

Utility
3'10" x 6'0" (1.19 x 1.83)

Bedroom 1
12'9" x 14'4" (3.89 x 4.38)

Bedroom 2
12'7" x 10'11" (3.86 x 3.33)

Bedroom 3
10'9" x 9'9" (3.28 x 2.98)

Bedroom 4
9'1" x 10'9" (2.78 x 3.29)

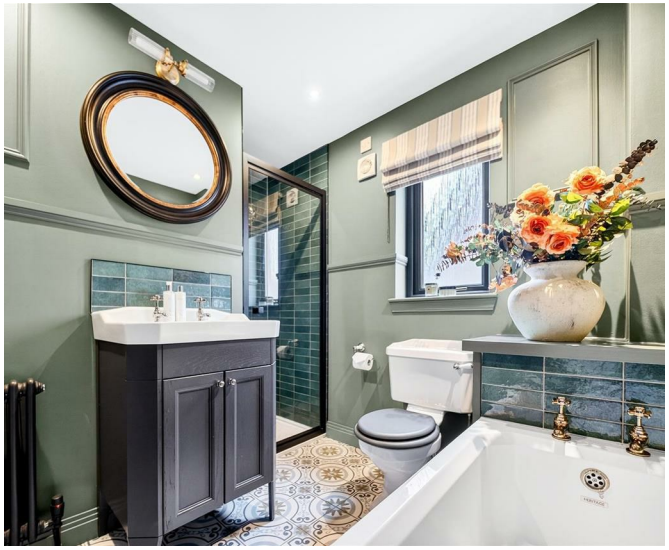
Bathroom
6'5" x 7'2" (1.96 x 2.19)

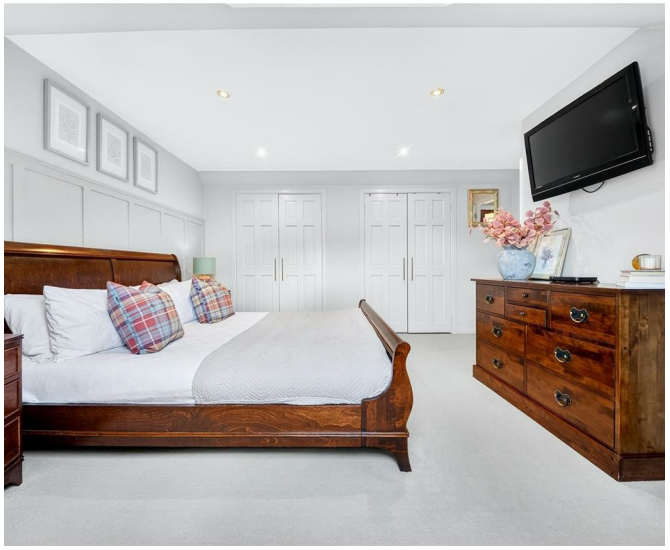
Shower Room
6'2" x 6'8" (1.90 x 2.04)











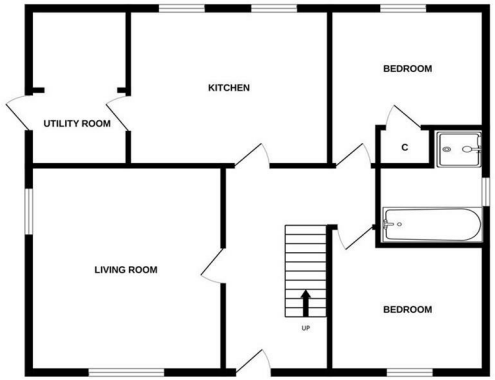


Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

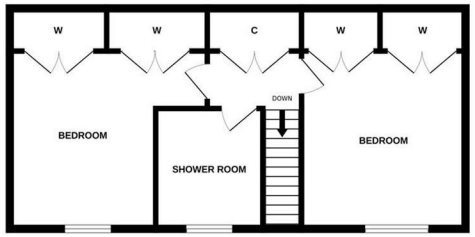
The Greenhouse
Beechwood Business Park
Inverness
Highland

E: info@tailormademoves.co.uk
T: 01463 233218

GROUND FLOOR



1ST FLOOR



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