

# 20 Wyvis Crescent

CONON BRIDGE, DINGWALL, IV7 8BZ



*A detached 3 bedroom bungalow  
with potential to extend*



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McEwan Fraser Legal is delighted to present this three-bedroom detached bungalow in a sought after cul-de-sac location. The property offers really spacious accommodation over one floor, set on a great sized plot with a secluded garden to the rear, there is huge scope for potential extension if any buyers wish to add more living space whether that be an extension on the ground floor or loft conversion (subject to local planning permissions).

# THE LOUNGE



Inside, the property currently comprises of:

- Spacious living area with lots of natural light and garden views
- Conservatory
- Fully equipped kitchen with utility area
- Three bedrooms
- Office/study room
- Family bathroom
- Separate shower room

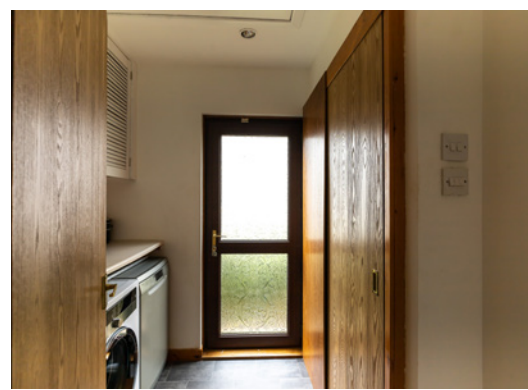


# THE CONSERVATORY





# THE KITCHEN & UTILITY





# THE OFFICE







# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





# THE SHOWER ROOM





# THE BATHROOM





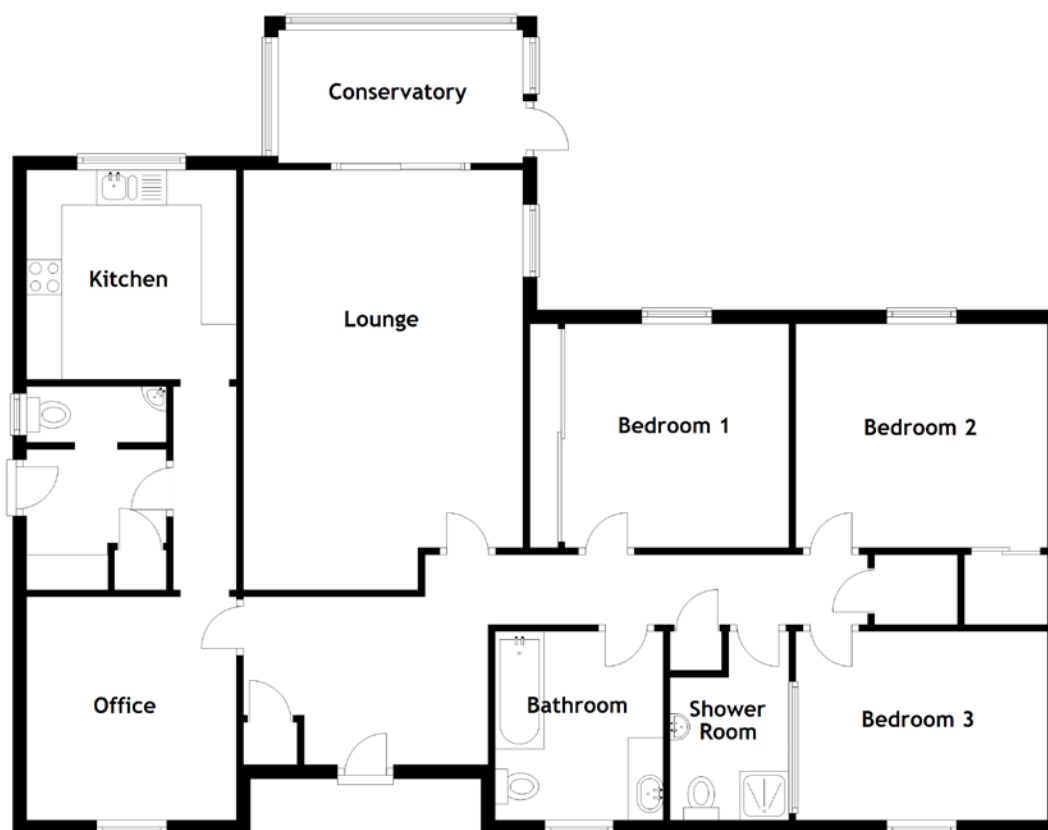
In addition, the property includes gated driveway parking as well as a garage to the side of the property. This is a rare opportunity to acquire a much sought after highland property in a fantastic quiet family-friendly location.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



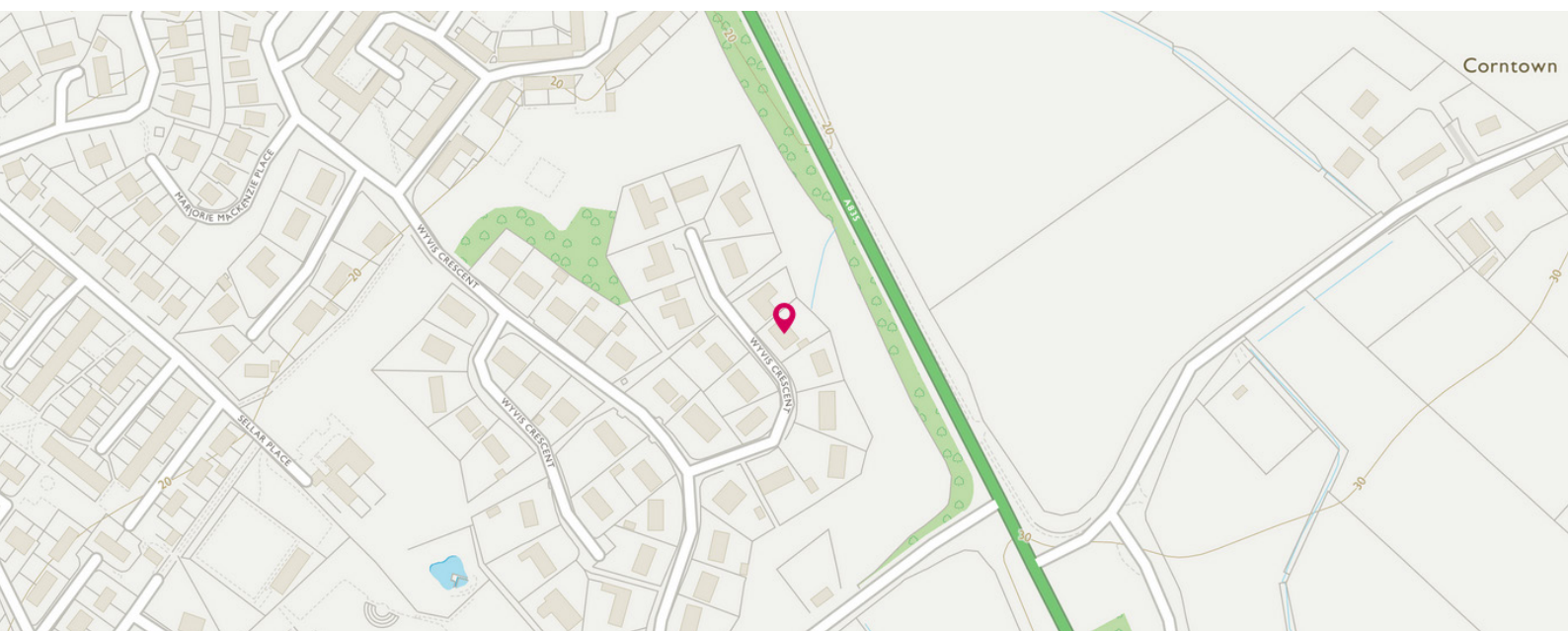
Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 4.00m (13'1")
Conservatory	3.50m (11'6") x 1.90m (6'3")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Office	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	3.20m (10'6") x 3.20m (10'6")

Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.60m (11'10") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 2.40m (7'11")
Shower Room	2.70m (8'10") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 129m<sup>2</sup>

EPC Rating: C





# THE LOCATION

The property is located in the village of Conon Bridge, which is within commuting distance of the Highland Capital Inverness.







The Scottish Highlands are a magnet to followers of outdoor pursuits with the rugged North-West often referred to as the last great wilderness in Europe and the area boasting some of the most beautiful beaches and mountains in Scotland. Dingwall in particular is convenient for access to this world-renowned outdoor playground.

Local amenities include a general store, a pharmacy, a café, a public house, take-away restaurants and a railway station. Conon Bridge Primary School is available for younger children and secondary schooling can be found in nearby Dingwall. Market shopping can also be found in Dingwall, or for a more comprehensive range of facilities, you are only a short drive in to Inverness, which is home to the Eastgate Shopping Centre and a selection of cafés, bars, restaurants, High Street shops, a Post Office, pharmacies and both bus and train stations. Inverness Airport is located at Dalcross approx. 7.5 miles east of Inverness with brilliant links to London Gatwick.



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