

Kintail Cottage

TOP STREET, CONON BRIDGE, DINGWALL, IV7 8BH



A gorgeous two-bedroom semi-detached croft house with lots of storage, two stunning gardens and an external office cabin



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McEwan Fraser Legal is delighted to present this gorgeous two-bedroom semi-detached croft house near the centre of Conon Bridge. The property is in lovely internal condition, having been well-maintained and upgraded by the current owners, and has an abundance of storage and also a fully boarded loft space. One very clever addition has been the modern cabin in the garden that is currently used as an office, ideal for anyone wanting to work from home whilst still feeling like they are going to work.

THE LOUNGE



Inside, the property comprises:

- Entrance porch
- Spacious lounge with wood burner fireplace
- Fully equipped kitchen with room for a large dining table

THE KITCHEN





- Modern bathroom units with under-sink storage, bath suite and shower overhead
- Two large double bedrooms, both with ample storage
- Multiple hallway storage cupboards

THE BATHROOM



BEDROOM 1



BEDROOM 2

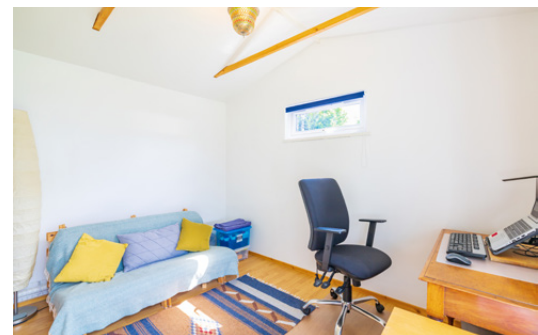


In addition, the property includes a beautiful side and rear garden which is home to the office cabin, a smaller shed and a greenhouse. Then the real bonus is the large gated garden opposite the front of the house which is also big enough that some neighbouring houses have created off-road parking without losing out on garden space.

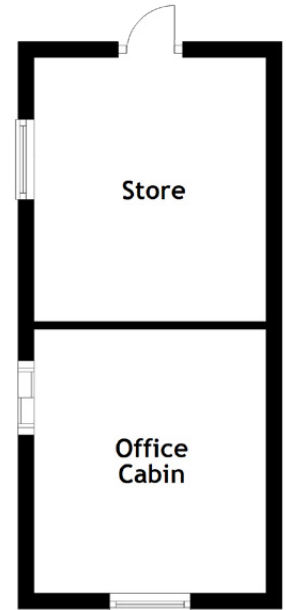
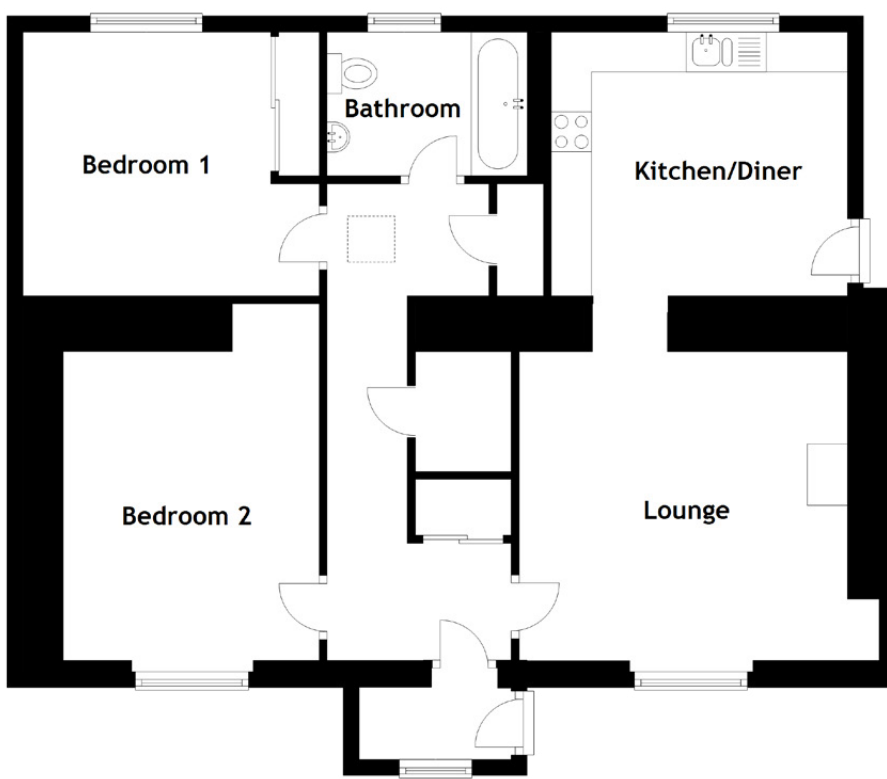
This is a rare find of a house because it feels like you are worlds away from everything, with little to no passing traffic but you are in reality only a few minutes to amenities and the village centre when you need to be. It is a real gem of a location and a house to match. It is also a house that can work for many different uses, and a brilliant base if you are looking for a Highland holiday home, it could be incredibly lucrative on the holiday let market, and lastly it makes a brilliant family home for anyone wanting to make it their permanent residence.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

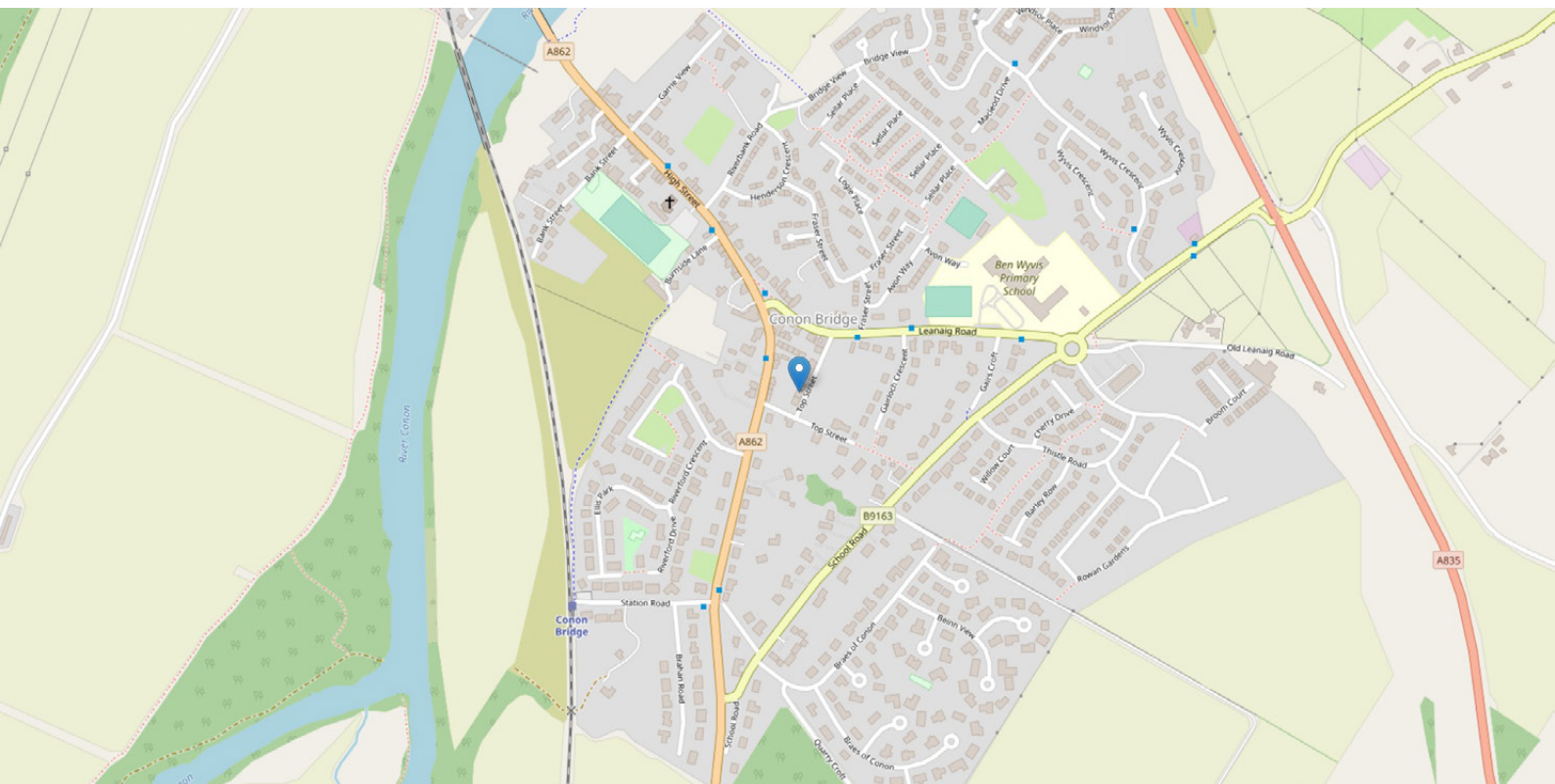


Approximate Dimensions (Taken from the widest point)

Lounge 4.10m (13'5") x 4.00m (13'1")
 Kitchen/Diner 3.70m (12'2") x 3.30m (10'10")
 Bathroom 2.50m (8'2") x 1.80m (5'11")
 Bedroom 1 3.70m (12'2") x 3.30m (10'10")

Bedroom 2 4.60m (15'1") x 3.20m (10'6")
 Office Cabin 3.30m (10'10") x 2.90m (9'6")
 Store 3.30m (10'10") x 2.80m (9'2")

Gross internal floor area (m²): 76m²
 EPC Rating: C



THE LOCATION

The property is located in the village of Conon Bridge, which is within easy 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 in Conan Bridge include a general store, a pharmacy, a café, a public house, a supermarket, 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 into 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 and other destinations.



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