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**1 Hill Cottage  
Kinnahaird  
Contin**

**NOW £10000 UNDER HOME REPORT VALUATION**



**This spacious three bedroom semi-detached property situated by Contin and with views over neighbouring countryside. *Accommodation:* hallway, lounge, dining room, kitchen, utility room, 2 shower rooms, 3 bedrooms and bathroom. Oil fired central heating. Double detached garage. Off-road parking. Gardens to front and rear elevations.**

**Fixed Price £199,950**

HSPC Reference: 40815.

**The Property Shop  
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165  
e-mail: [property@munronoble.com](mailto:property@munronoble.com)





### PROPERTY

Situated by Kinnahaird by Contin this well presented three bedroom semi-detached property enjoys views over neighbouring countryside, and offers many pleasing features including a fitted kitchen, a multi-fuel burner, lounge, oil fired central heating and double glazed windows. The property also benefits from two shower rooms, a family bathroom, double detached garage, solid oak flooring, and solid oak doors. The accommodation is well proportioned throughout and laid over two floors and would ideally suit anyone looking for a family sized property situated in a semi-rural location on the edge of Contin.

### GARDENS

The front garden is mainly laid to grass and is enclosed by timber fencing and there is a Tarmac driveway which leads to the double garage and to the rear of the double garage and there is ample parking. The rear garden is also mainly laid to grass, has a log store and is enclosed by timber fencing. There is gated access to the off-road parking and to the double garage.

### LOCATION

The property is situated approximately 1 mile from Contin. The village of Contin has a shop, petrol station and a church and is approximately 8 miles from the market town of Dingwall which offers a selection of shops including a 24-hour supermarket, petrol stations, post office, public houses, hotels, restaurants, leisure centre and local schools. There is easy access onto the main trunk road to Inverness City Centre which is approximately 18 miles away which offers a further wide range of amenities. Bus and train services run both to Dingwall and Inverness.

### GENERAL DESCRIPTION

#### DINING ROOM

Approx 4.73m x 3.03m (15'06" x 09'11")  
The dining area is accessed via a door from the gardens and is triple aspect with windows overlooking the rear garden towards Strath Conon and a radiator. This room has solid oak flooring and there is an archway through to the lounge.



#### LOUNGE

Approx 4.87m x 4.16m (15'11" x 13'08")  
The lounge is accessed via an archway from the dining area. There is a feature multi-fuel stove, a radiator, a window to the front elevation and a door giving access to the hallway.



### HALLWAY

The hallway has solid oak flooring and doors giving access to the kitchen, utility room, downstairs shower room and bedroom three.

### KITCHEN

Approx 2.88m x 5.37m (09'05" x 17'07")

The recently decorated kitchen is accessed via the hallway, has two windows to the rear elevation and is fitted with base and wall-mounted units, worktops, sink drainer, integrated oven/hob and extractor. There is plumbing for a dishwasher, space for a fridge and there is an area designated for dining.

### UTILITY ROOM

Approx 2.48m x 4.47m (08'01" x 14'08")

The utility room is fitted with base and wall-mounted units, worktops, sink drainer, plumbing for an automatic washing machine, space for a tumble dryer and has two windows to the front elevation, and a door giving access to a shower room. This room houses the boiler, has space for further appliances and a large storage cupboard.

### SHOWER ROOM

Approx 2.30m x 1.19m (07'06" x 03'11")

The shower room is accessed via the utility and has a pedestal wash hand basin, wc, a radiator and a shower cubicle.



### SECOND SHOWER ROOM

Approx 1.93m x 3.81m (06'04" x 12'06")

The second shower room is accessed via the hallway, has a window to the rear elevation, and is fitted with a pedestal wash hand basin, wc and a shower cubicle. There is a radiator.

### LANDING

The landing is via stairs from the ground floor and there are doors giving access to bedrooms one, two, and the bathroom.

### BEDROOM ONE

Approx 5.69m x 3.65m (18'08" x 11'11")

Bedroom one is the master bedroom and is a well proportioned room. This room is accessed via the landing and has a window to the front, side and rear elevation. There is a radiator, a built-in wardrobe and this room enjoys views over the neighbouring countryside and the River Conon.



### BEDROOM TWO

Approx 4.03m x 3.64m (13'02" x 11'11")

Bedroom two is accessed via the landing, has a window to the front elevation, a double cupboard and a radiator.

### BEDROOM THREE

Approx 5.07m x 3.41m (16'07" x 11'02")

Bedroom three is accessed via the hallway on the ground floor and has windows to both the front, and rear elevation. There is a radiator and a built-in wardrobes.



### FAMILY BATHROOM

Approx 3.01m x 1.69m (09'10" x 05'06")

The family bathroom has a window to the rear elevation and is fitted with a three piece suite comprising a pedestal wash hand basin, wc, and bath. There is a radiator.

### GARAGE

There is a detached double garage with power and security light. There is an external tap.

### HEATING

Oil fired central heating.

### GLAZING

Double glazed windows.

### EXTRAS

The property is to be sold with all fitted carpets, floor coverings, fridge, all light fixtures and fittings, curtains and blinds.

### SERVICES

Mains electricity, water, and drainage by septic tank.

### ENTRY

By mutual agreement.

### VIEWING

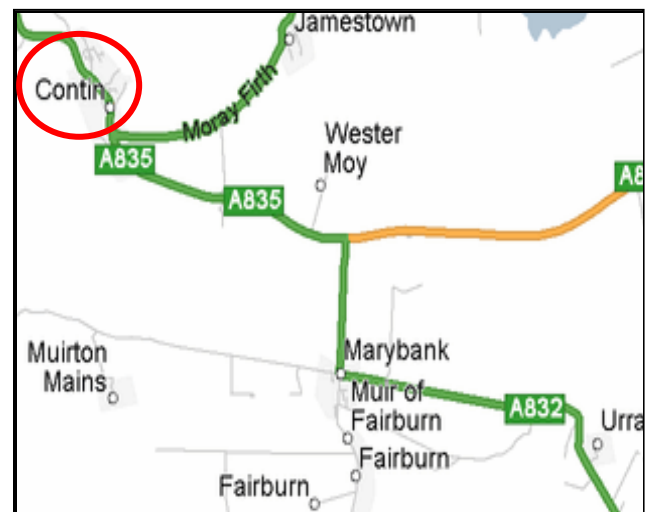
Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

### HOME REPORT

A Home Report is available for this property.

### POSTCODE

IV14 9EB



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**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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