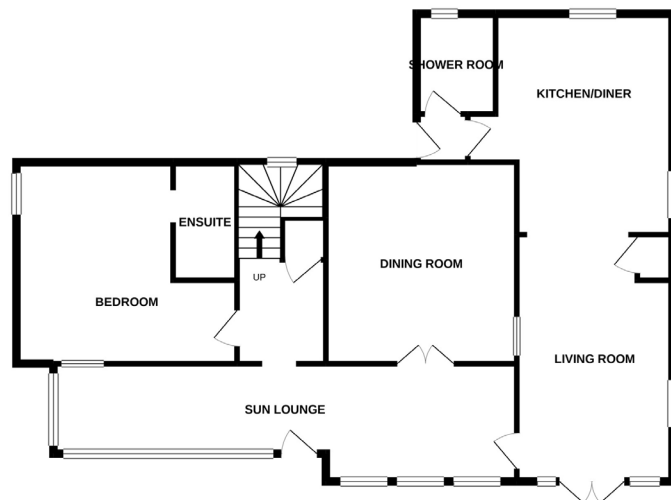
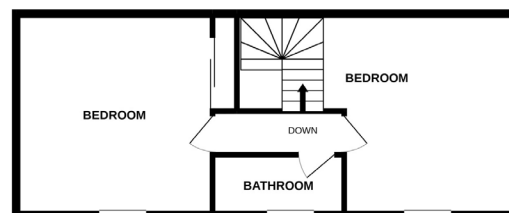


GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains water, electricity, gas and drainage.

Extras

All carpets, fitted floor coverings, blinds and wardrobes in the master bedroom.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

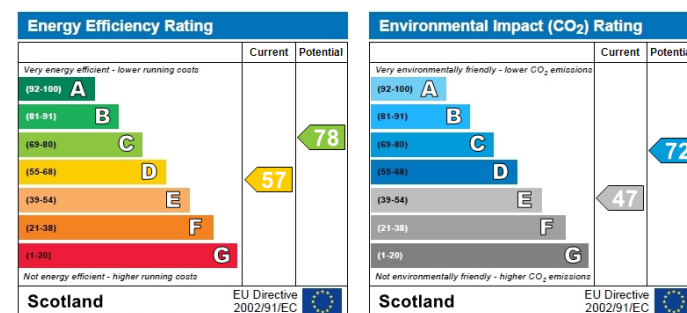
Entry

By mutual agreement although an entry date after July/August 2021 would be preferable. (May be subject to change)

Home Report

Home Report Valuation - £280,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



Lilyoak High Street, Conon Bridge IV7 8AZ

A detached and extended three bedroom detached house occupying a generous plot in the the centre of the village. It has double glazing, gas central heating, a detached garage and a garden room/office.

hspc OFFERS OVER £280,000

HSPC Reference: 58757

The Property Shop, 47 Church Street,
Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Family Room



Bedroom One



Bathroom



Bedroom Two





Property Description

This detached property is centrally located in the village of Conon Bridge, within easy walking distance of the local amenities including the Primary School, local shops and the train station. It has been thoughtfully extended over the years and currently the accommodation within consists of generous sun lounge to the front of the property, an open plan family room/kitchen to the side that has a wood burning stove and like the sun lounge has an abundance of natural light due to the clever use of glazing, including remote controlled, automatic closing Velux windows and double glazed doors. The double aspect, modern kitchen comprises wall and base mounted units with worktops, a 1 ½ bowl sink drainer with mixer tap and has integral appliances that include a wine cooler, a fridge freezer, a dishwasher and a washing machine. Included in the sale is the Rangemaster stove that has an extractor fan above. There is a hall from which the master bedroom with en-suite shower room can be accessed as well as dining room that has an open fireplace. A rear hall gives access to a further shower room and the rear garden. Completing the accommodation and being found on the first floor are two further bedrooms, one of which having a fitted wardrobe, and a family bathroom that comprises a V/C, a wash hand basin and a bath with an electric shower over. Lilyoak occupies a generous plot and to the front of the property the garden is low maintenance being laid to a combination of gravel and slate chippings and there is an area of decking that can be accessed directly from the family room. There are flowerbeds bordering the path to the front door and stocked, raised beds run to one side of the property. To the other side there is a tarmac driveway, that is accessed via electric gates, which leads to the rear where there is a turning/parking area and a carport as well as a detached timber garage that along with it's attached tool shed has power and lighting. The rear garden is laid to a combination of decking, lawn and has two poly tunnels and a greenhouse that are included in the sale. There is also a further timber shed and a unique selling point of this property is the double glazed garden room/office that is subdivided into two areas which both having power and lighting. Viewing is recommended.



- Rooms & Dimensions
- Sun Lounge
Approx 10.90m x 2.20m (AWP)*
- Open Plan Kitchen/Family Room
Kitchen Approx 2.85m x 5.54m
Family Room Approx 3.79m x 5.26m
- Hall
- Bedroom One
Approx 3.19m x 4.27m
- En-Suite Shower Room
Approx 0.99m x 2.79m
- Dining Room
Approx 3.98m x 4.38m
- Rear Hall
- Shower Room
Approx 2.28m x 1.59m
- Landing
- Bathroom
Approx 1.51m x 2.92m
- Bedroom Two
Approx 4.05m x 4.34m
- Bedroom Three
Approx 3.61m x 4.26m
- Garage
Approx 2.98m x 6.08m
- Garden Room/Office (subdivided)
Garden Room Approx 3.74m x 3.26m
Office Approx 2.29m x 3.72m
- *(At Widest Points)

