

Semi-detached stone built house situated in a quiet residential area in the popular village of Contin. There are limited local facilities available in Contin including a shop, filling station, fish & chip shop and a hotel, with more facilities available in nearby Dingwall which is 7 miles away and has a full range of shops, banks and national supermarkets. Contin is approx. 19 miles from Inverness and there is a regular bus service to Dingwall with onward bus and rail links to Inverness and beyond. Primary schooling is available in Strathpeffer, older children attend Dingwall Academy. Transport is provided for both schools. This area boasts beautiful forest walks, stunning lochs and scenery nearby.

Number 42 was built around 80 years ago by the Hydro Board and is surrounded by properties of a similar type. There are pleasant gardens to the front and back and there is a large communal village green to the front. The property has benefitted from the installation of a conservatory entrance to the front of the house. With its access to a number of safe open spaces this home would be ideal for a young family, a first time purchase or a buy to let opportunity.

Directions: From the A835 travelling west, go through the village and pass the filling station on the right, continue on. Just past the shop on the left take the next turn on the right into Tor View, go up the hill and take the first turn on the right and follow the road round and take the next left. Number 42 is at the top of the road with ample street parking outside.

If using the What3words app enter:

///canoe.unlocking.mavericks

Services: Mains electricity, water and drainage.

Council Tax—C

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm -11pm. Saturday 8am -11pm & Sunday 8am—11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains and blinds are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ



42 Tor View, Contin, by Strathpeffer, Ross-shire, IV14 9EE

Offers Over £140,000

- **Semi-Detached 1½ Storey House**
- **Shower Room**
- **Lounge**
- **Electric Heating and Open Fire**
- **Kitchen/Diner/Utility**
- **Double Glazing**
- **Conservatory Entrance**
- **Gardens and Off Road Parking**
- **Three Bedrooms**
- **EPC Rating Band F**

01349 865125
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REF 15
HSPC 61763



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42 Tor View, Contin, by Strathpeffer, Ross-shire, IV14 9EE

Offers Over £140,000

Stone built semi-detached 1½ storey house in need of modernisation, situated in a quiet residential area in the popular village of Contin.

