



8 WOODLAND PARK, CONTIN IV14 9EU

This recently completed architect designed LUXURY DETACHED HOME is in a small private development set in a splendid rural location in the picturesque village of Contin, Ross-shire. This spacious family home is finished to a high standard with solid oak floors, oak doors, optional wood burning stove and Ashley Ann kitchen.

Contin is situated on the A835 approx. 6 miles from Dingwall and 20 miles from Inverness. The village benefits from a local store and post office, petrol station garage and country house hotel. The Victorian spa village of Strathpeffer is situated approx. 2 miles away providing primary schooling, health centre, good selection of shops, cafes, hotels and restaurants as well as the renovated Spa Pavilion and attractive golf course. Secondary schooling is at Dingwall.

HSPC Ref No: 29731

**ACCOMMODATION
COMPRISES:**

GROUND FLOOR:

**ENTRANCE
HALL:**

Spacious oak floor; cupboard. Semi-glazed door to Dining Area and Family Room. Further storage under stairs.



LOUNGE: (6M x 4.8M)

Bright sunny room with double French doors to decked outdoor area. Wood burning stove on slate hearth (optional).



UTILITY ROOM:

Sink unit; work surface; room for washing machine and tumble dryer. Tiled floor.



**KITCHEN:
(3.3M x 4.1M)**

Ashley Ann units including large corner larder unit. Integral ceramic hob, chimney extractor, double oven, dishwasher and fridge/freezer. Double aspect windows.



DINING AREA: (3.8M x 4.1M)

Adjoining Kitchen and including an occasional dining peninsula. Double aspect windows.

FAMILY ROOM: (4.2M x 3.8M)

Single aspect window with NE outlook. Neutral carpet. Semi-glazed door to Hallway. T.V. point.

STUDY/BEDROOM 5: (3.8M x 3.3M)

Single aspect window overlooking rear garden. T.V. point. Neutral carpet.

W.C. (2.2M x 1.4M)

White sanitary ware. Tiled floor.

FIRST FLOOR:

Fully carpeted throughout



LANDING: (4.7M x 3.68M)

Spacious landing with double linen storage cupboards and room for occasional furniture.

MASTER BEDROOM : (5.34M X 5.22M MAX)

Built-in wardrobes with further storage to the rear of the wardrobes. T.V. point

EN SUITE: (1.62M x 2.76M MAX)

White sanitary ware. Tiling to wall, floor and spacious shower recess.

BEDROOM 2: (5.42M x 3.68M)

Built-in wardrobe ; double aspect windows. T.V. point.

BEDROOM 3 (2.8M x 5.44M)

Built-in wardrobes; further airing/storage cupboard. T.V. point

BEDROOM 4: (4M x 3M)

Built-in wardrobe.

BATHROOM: (3.95M x 2.30M MAX)

White sanitary ware; heated towel rail. Tiling to wall, floor and spacious shower unit.



EXTERNAL:

GARAGE:

Substantial block built garage with electric roller door.

GARDEN:

Block paved driveway to garage and parking area. South facing decked area at the front entrance with a further deck at the rear. Large garden with fenced boundaries.

SERVICES:

Mains water, electricity and drainage. Oil fired under floor heating on lower level with radiators on upper level. Satellite t.v. cable installed.

PRICE:

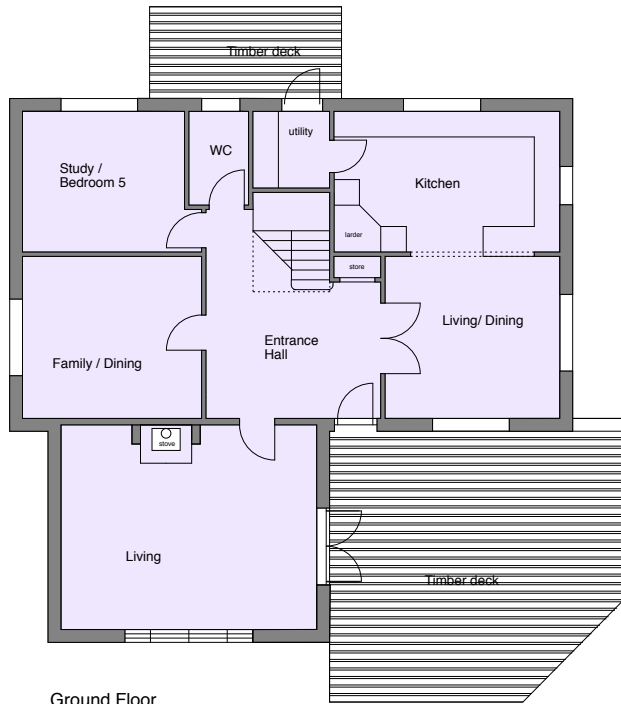
Fixed Price of £335,000.

COUNCIL TAX:

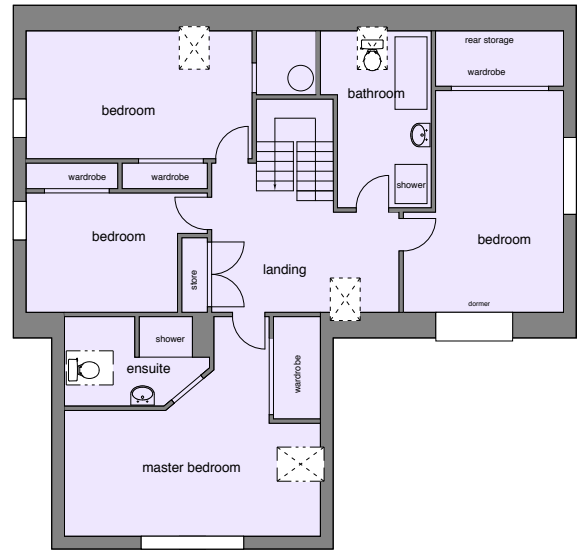
To be assessed.

ENTRY:

Immediate..



Ground Floor Plan



Upper Floor Plan



VIEWING:

Telephone:
 Kiloran Limited
 5 Clayton Court
 Invergordon IV18 0SB
 Tel: 01349 854590
 Email: im@kindeace.plus.com

DIRECTIONS:

From Inverness follow the A9 North over the Kessock Bridge. At the Tore roundabout take 2nd left signposted Dingwall & Ullapool A835; at next roundabout take 2nd left to stay on A835 to Ullapool. Next village is Contin. Woodland Park is 2nd entrance on right after petrol station.

All offers in the usual Scottish legal form should be submitted to:-

Wilson,
 Solicitors & Estate Agents
 107 High Street, Invergordon
 Tel: (01349) 852131

REF: DCW

These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.