

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Meiklefield Square**

DINGWALL, IV15 9TB

# 2 Meiklefield Square

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2 Meiklefield Place is located in a very quiet street near the centre of Dingwall, the County town of Ross-shire and is a twenty-five-minute drive from the City of Inverness (fourteen miles).

This popular residential area offers easy access to all local amenities including a large variety of shops, restaurants, supermarkets, library, hospital and railway station (with regular commuter services to Inverness). Dingwall Primary School and Dingwall Academy are both a short walk away. The Highland Theological College (part of the University of the Highlands and Islands) is also very close to the property.

Inverness itself provides all the attractions and facilities one would expect to find in a thriving city environment. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are a unique attraction to lovers of outdoor pursuits with easy access to The Cairngorms National Park. The ruggedness of the North-West Highlands, often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this attractive and spacious three-bedroom upper flat, with its own front door and driveway, located in a popular area of Dingwall. The property is in good decorative order and will appeal to a wide variety of potential purchasers looking for a family home or possible Buy-To-Let investment.

The accommodation consists of spacious lounge/diner (with bay window and open fire in a tiled fireplace), fitted kitchen (including integrated gas hob and electric oven, washing machine and American style Samsung fridge freezer), three bedrooms (two with fitted storage) and a family bathroom with shower over bath.

There is also a partially floored loft area that runs the length and width of the apartment, accessed via a fitted loft ladder.

The property benefits from double glazing and gas central heating with a new boiler (fitted in 2017).

The front garden is laid mainly to lawn and comes with a large driveway that provides off-street parking for a number of vehicles and leads to a timber carport. A timber shed and separate summerhouse are included in the sale.

This lovely property offers exceptional value for a potential first-time buyer.



# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

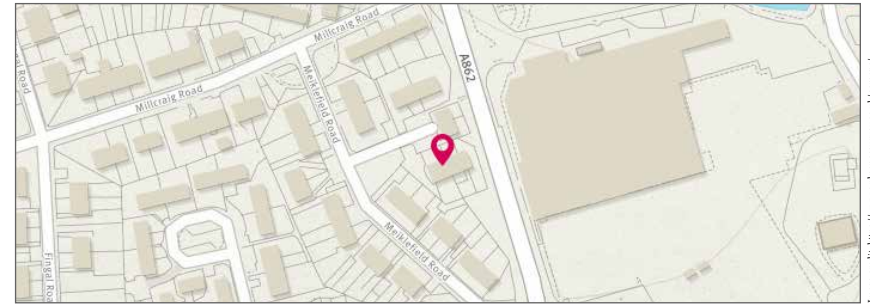


Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.50m (11'6")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Bedroom 1	4.80m (15'9") x 3.10m (10'2")
Bedroom 2	3.80m (12'6") x 3.40m (11'2")
Bedroom 3	3.80m (12'6") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Fitted floor coverings, integrated gas hob and electric oven, washing machine, American style Samsung fridge freezer, timber shed and separate summerhouse.



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Text and description  
**THOMAS KISSOCK**  
Surveyor



Professional photography  
**SCOTT MARSHALL**  
Photographer



Layout graphics and design  
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Designer

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