





Dingwall, The Highlands

DINGWALL MUSEUM, DINGWALL AND CROMARTY FIRTH, CROMARTY BRIDGE.DINGWALL AS SEEN FROM THE BLACK ISE, LOCH USSIE

A stylish Victorian detached four bedroom stone villa, located in a quiet location close to Dingwall High Street.

The county town of Ross-shire and is less than a twenty-five-minute drive to 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, and railway station with regular commuter services to Inverness. Dingwall Primary School and the recently built 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, whilst offering spectacular scenery and places of historical interest. 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.

For the golfer, both Muir of Ord and Strathpeffer golf courses are nearby with the internationally famous courses such as Royal Dornoch, Nairn and Castle Stuart within an hour's drive away.



Ronan St James Street

Part Exchange available. McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this substantial stone and slate Victorian four-bedroom detached villa. This spacious period property is conveniently situated in a superb position near the centre of Dingwall. The property does require upgrading to bring it up to contemporary living standards although it has been until recently been tenanted and complied at that time with the relevant regulations.

The entrance vestibule takes you into the large hallway which gives access to a double-aspect sitting room with a very appealing bay window and an open fire on a marble hearth and fireplace. There is also a spacious lounge with brick and wood fireplace, dining room with stove, large breakfasting kitchen, utility room and WC on the lower floor.

The upper floor accommodation consists of four bedrooms and a sizeable family bathroom.

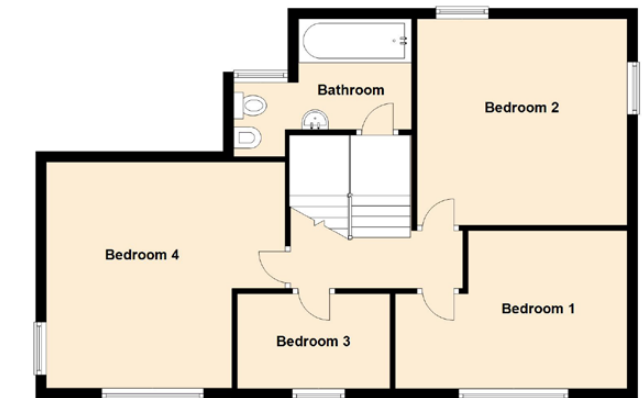
The property further benefits from gas central heating.

The front garden is laid mainly laid with chips with a driveway leading to the stone-built garage/workshop. The considerable rear garden is laid to lawn and would be ideal for a young family or keen gardener.

The dwelling has retained many original features and could easily be returned to its former grandeur as a lovely family home.



Bedrooms & Bathroom



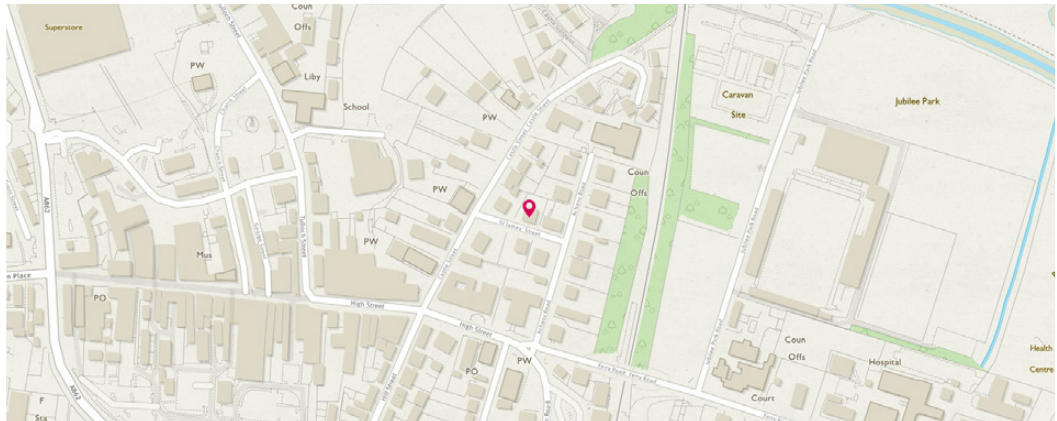
Approximate Dimensions (Taken from the widest point)	
Lounge	4.60m (15'1") x 4.30m (14'1")
Sitting Room	5.65m (18'6") x 4.50m (14'9")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Dining Room	4.60m (15'1") x 3.90m (12'10")
Bedroom 1	4.40m (14'5") x 3.00m (9'10")
Bedroom 2	4.40m (14'5") x 4.00m (13'1")
Bedroom 3	2.90m (9'6") x 1.80m (5'11")
Bedroom 4	4.60m (15'1") x 4.40m (14'5")
Bathroom	3.38m (11'1") x 2.10m (6'11")
Utility Room	2.90m (9'6") x 1.80m (5'11")
WC	1.40m (4'7") x 1.10m (3'7")

Gross internal floor area (m²): 175m²

EPC Rating: E

Extras (Included in the sale):

Dishwasher, an integrated gas hob and double electric oven.





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
THOMAS KISSOCK
 Surveyor



Professional photography
SCOTT MARSHALL
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer