




McEwan Fraser Legal

Solicitors & Estate Agents

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6 MacLeod Place

DINGWALL, HIGHLAND, IV15 9TZ

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“ ... **BOASTING SOME OF THE MOST BEAUTIFUL BEACHES AND MOUNTAINS IN SCOTLAND ...** ”

6 Macleod Place is located within a quiet cul-de-sac on the edge of Dingwall, the county town of Ross-shire and is an approximately twenty-five-minutes drive to Inverness (sixteen miles).

This popular residential area offers access to all local amenities including a large variety of shops, banks, restaurants, supermarkets, library, 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 located in the town.

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. The Highland capital 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.



6 MACLEOD PLACE

DINGWALL, HIGHLAND, IV15 9TZ

McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this attractive four/five-bedroom detached 1½ storey villa located in a popular residential area of Dingwall. Whilst the location is convenient for all available services the wooded outlook to the rear gives a rural feeling to this home.

The accommodation has been constructed over two levels and consists of:

LOWER FLOOR

- Entrance vestibule leading to inner hallway
- Spacious lounge
- Modern fully fitted kitchen with island breakfasting area including range cooker with gas hob & double electric oven and Samsung American style fridge/freezer
- Utility room with tumble dryer and washing machine
- Dining room with patio doors to rear garden (could be 5th bedroom)
- Bedroom with patio doors to rear garden
- Bedroom with double fitted wardrobes
- Family bathroom with shower over spa bath

UPPER FLOOR

- Two additional bedrooms
- Shower room

The property benefits from double-glazing and gas central heating.

The front garden is laid mainly to lawn with chipped driveway providing parking for a number of vehicles and leading to a double garage/workshop and carport.

The rear garden is laid partly to lawn and decking with a covered patio area. Also included is a timber summer with a separate, adjoining workshop.

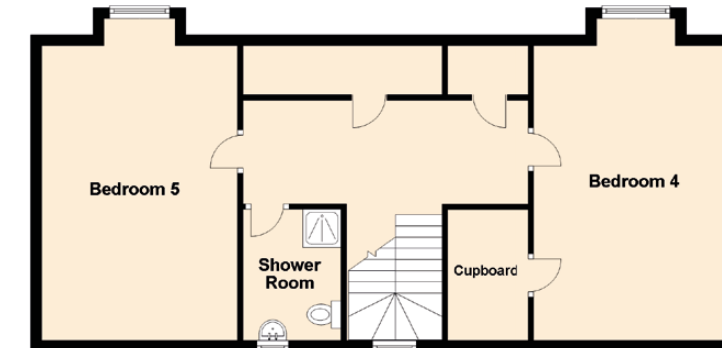
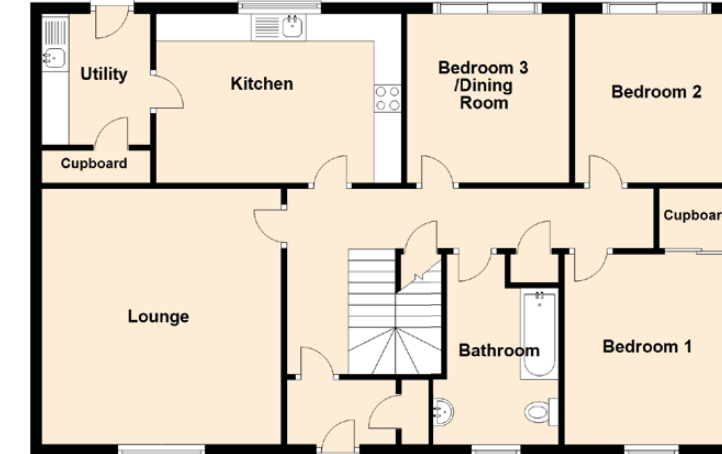
This lovely family home offers further development opportunities if desired.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.40m (14'5")
Kitchen	4.50m (14'9") x 3.10m (10'2")
Utility	2.40m (7'10") x 2.00m (6'7")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3/Dining Room	3.10m (10'2") x 3.00m (9'10")
Bedroom 4	5.40m (17'9") x 3.60m (11'10")
Bedroom 5	5.40m (17'9") x 3.60m (11'10")
Bathroom	3.50m (11'6") x 2.30m (7'7")
Shower Room	2.40m (7'11") x 1.80m (5'11")

Gross internal floor area (m²): 162m² | EPC Rating: C

Extras (Included in the sale): Range cooker with gas hob and double electric oven and Samsung American style fridge freezer. Timber summerhouse and workshop.

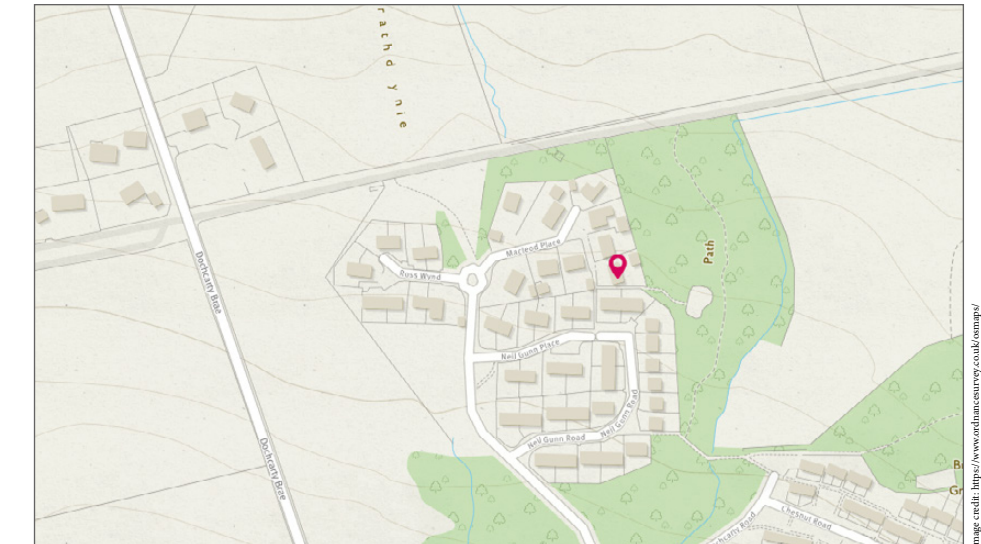
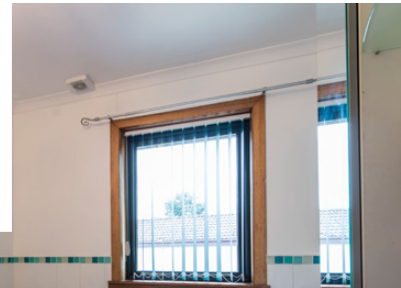
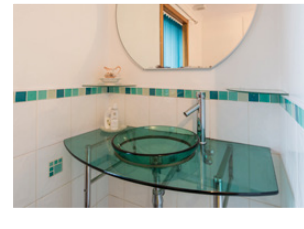


Image credit: <https://www OrdnanceSurvey.co.uk/omaps/>



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