

9 Simpson Place

DINGWALL, HIGHLAND, IV15 9QD



*A BRILLIANT PROJECT OPPORTUNITY IN DINGWALL,
WITH THIS EXCELLENT-SIZED 3/4 BEDROOM SEMI-
DETACHED HOUSE, WITH LOTS OF POTENTIAL*



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





A brilliant opportunity to purchase a spacious 3/4 bedroom semi-detached home in the heart of Dingwall. Nestled in the friendly community of Dingwall, close to local amenities, schools, and transport links, this home offers convenience and a welcoming neighbourhood atmosphere.

While the property requires internal upgrading and repair, it offers a fantastic blank canvas for anyone looking to put their own stamp on a home. With excellent room sizes, great potential, and generous outdoor space, this is a superb project for a family home or investment.

Accommodation comprises:

- Spacious lounge
 - Good-sized kitchen (full renovation required)
 - Second reception room, which was previously used as a fourth bedroom
 - Three well-proportioned bedrooms upstairs
 - Family bathroom
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Bedroom 1



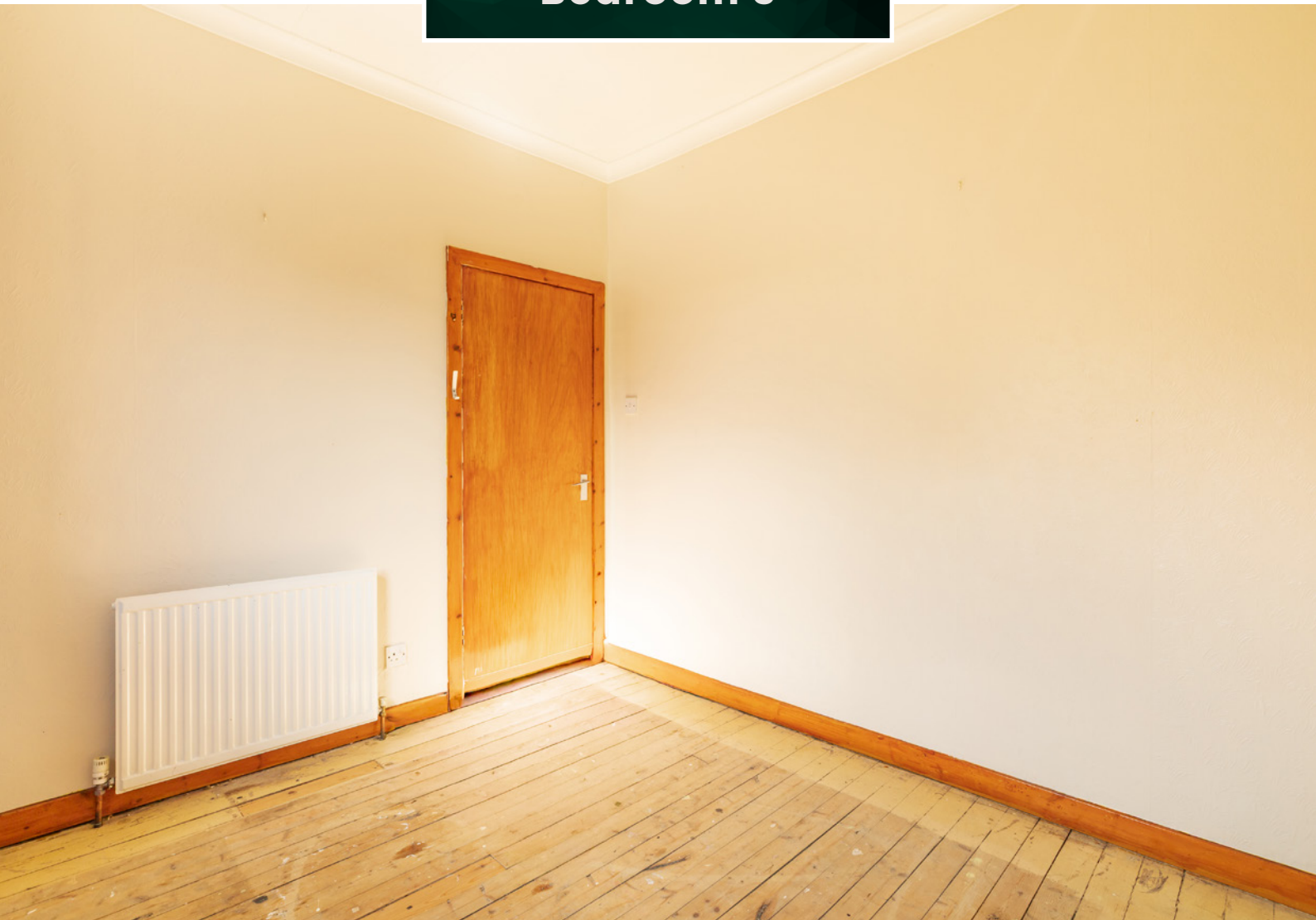


Bedroom 2



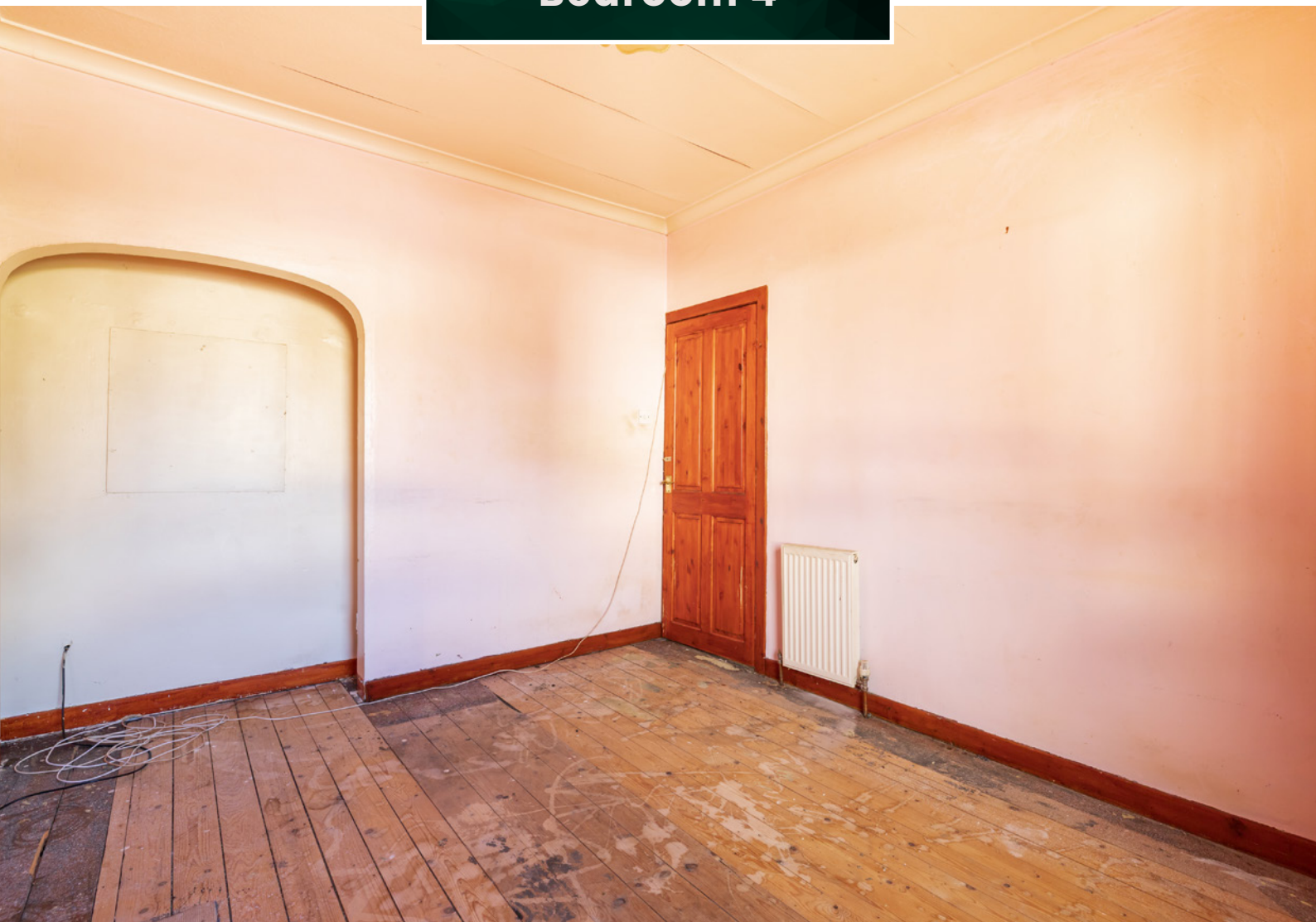


Bedroom 3



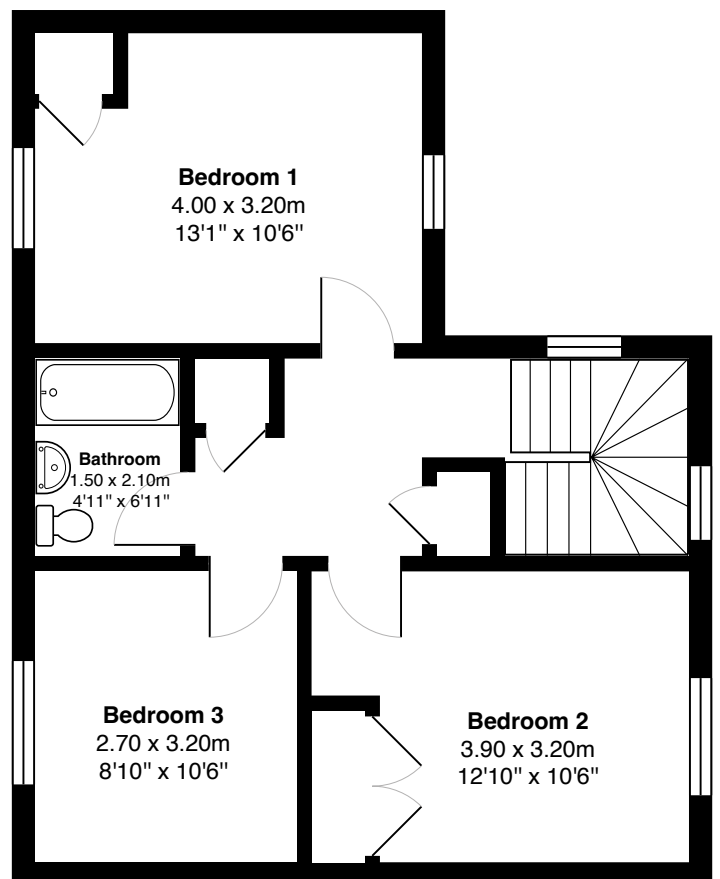
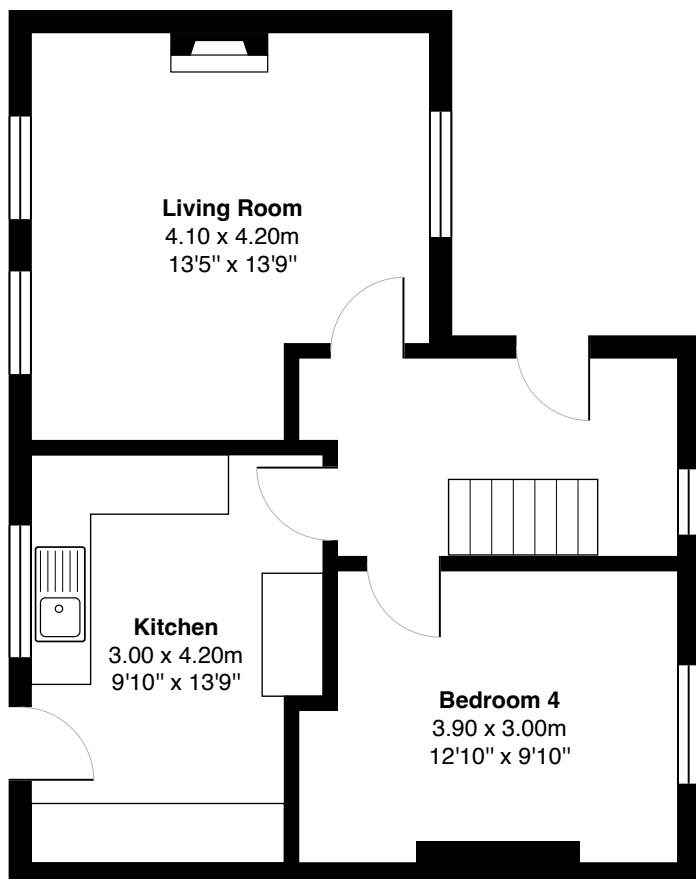


Bedroom 4









Gross internal floor area (m²): 98m²

EPC Rating: D

Floor Plan



Externally, the property benefits from driveway parking with small gates to the side, and a fantastic level rear garden which is ideal for families or those who enjoy outdoor space. This is a rare chance to create a brilliant home in Dingwall.





Nestled in the heart of Ross-shire, Dingwall proudly serves as the county town, perfectly blending historic charm with modern convenience. Just a short 15-mile drive from the vibrant city of Inverness and approximately 24 miles from Inverness Airport, Dingwall offers easy access to city life while retaining its peaceful, welcoming atmosphere. Dingwall is your gateway to the breathtaking North-West Highlands, often celebrated as Europe's last great wilderness. Whether it's exploring rugged hills, tranquil beaches, or scenic walking trails, outdoor lovers will find endless adventures right on their doorstep. Golf enthusiasts are well catered for, with excellent courses nearby in Muir of Ord and Strathpeffer. For world-class golfing, the renowned Royal Dornoch and Castle Stuart courses are both under an hour's drive away.

This property enjoys an outstanding location close to a wide range of local amenities. From charming shops and inviting restaurants to well-stocked supermarkets, everything you need is within easy reach. Commuters will benefit from the nearby railway station with regular services to Inverness. Families will appreciate the convenience of Dingwall Primary School and the newly built Dingwall Academy, both just a short walk away, making school runs hassle-free. Experience the perfect balance of rural tranquillity and urban convenience in the welcoming town of Dingwall, a community rich in heritage, natural beauty, and lifestyle amenities.

The Location

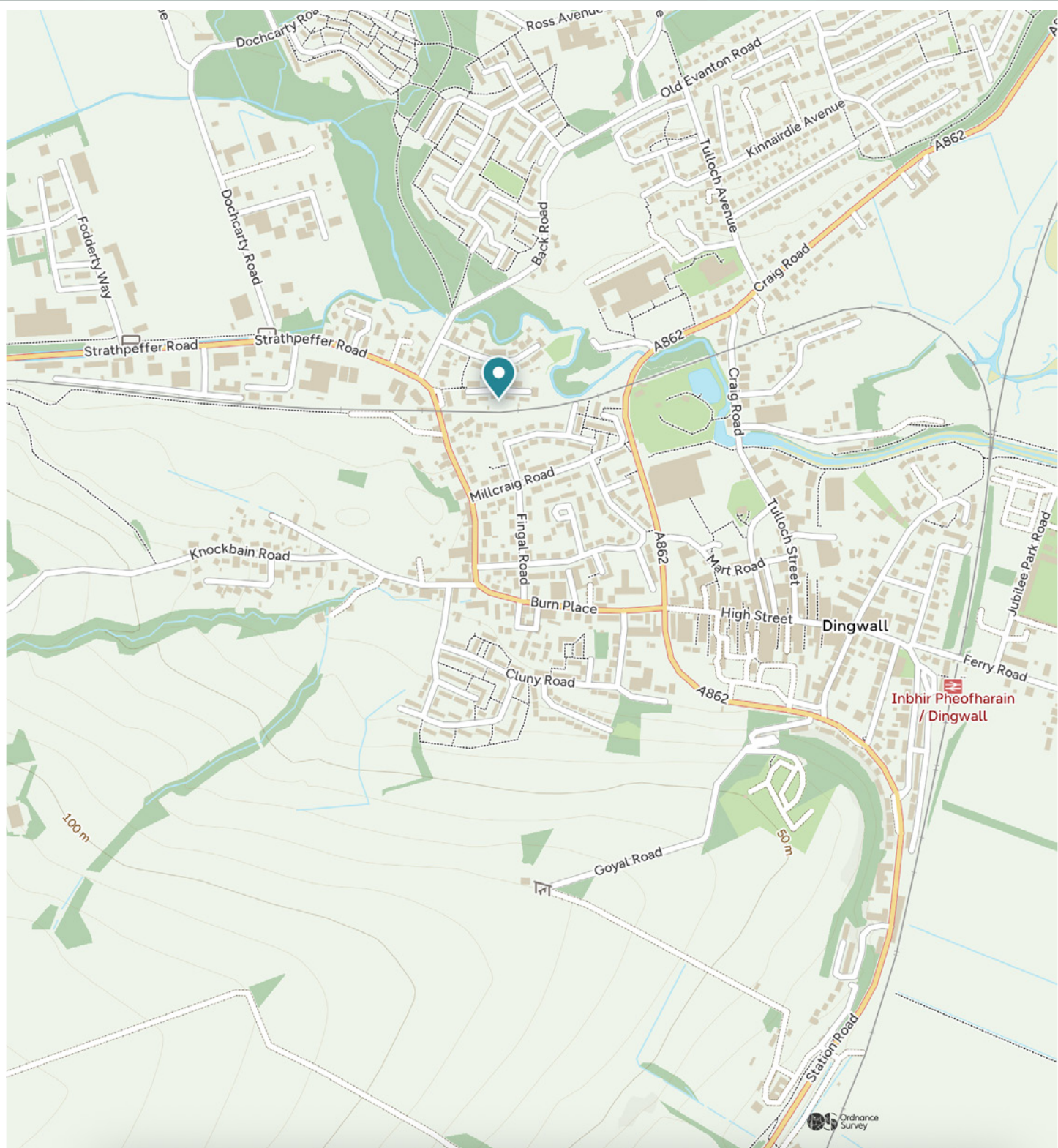


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
CRAIG PETERS
Surveyor



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ALAN SUTHERLAND
Designer

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