

# 38 Chestnut Road

DINGWALL, HIGHLAND, IV15 9UQ



*THREE SPACIOUS DOUBLE BEDROOMS  
AND PLENTY OF STORAGE*



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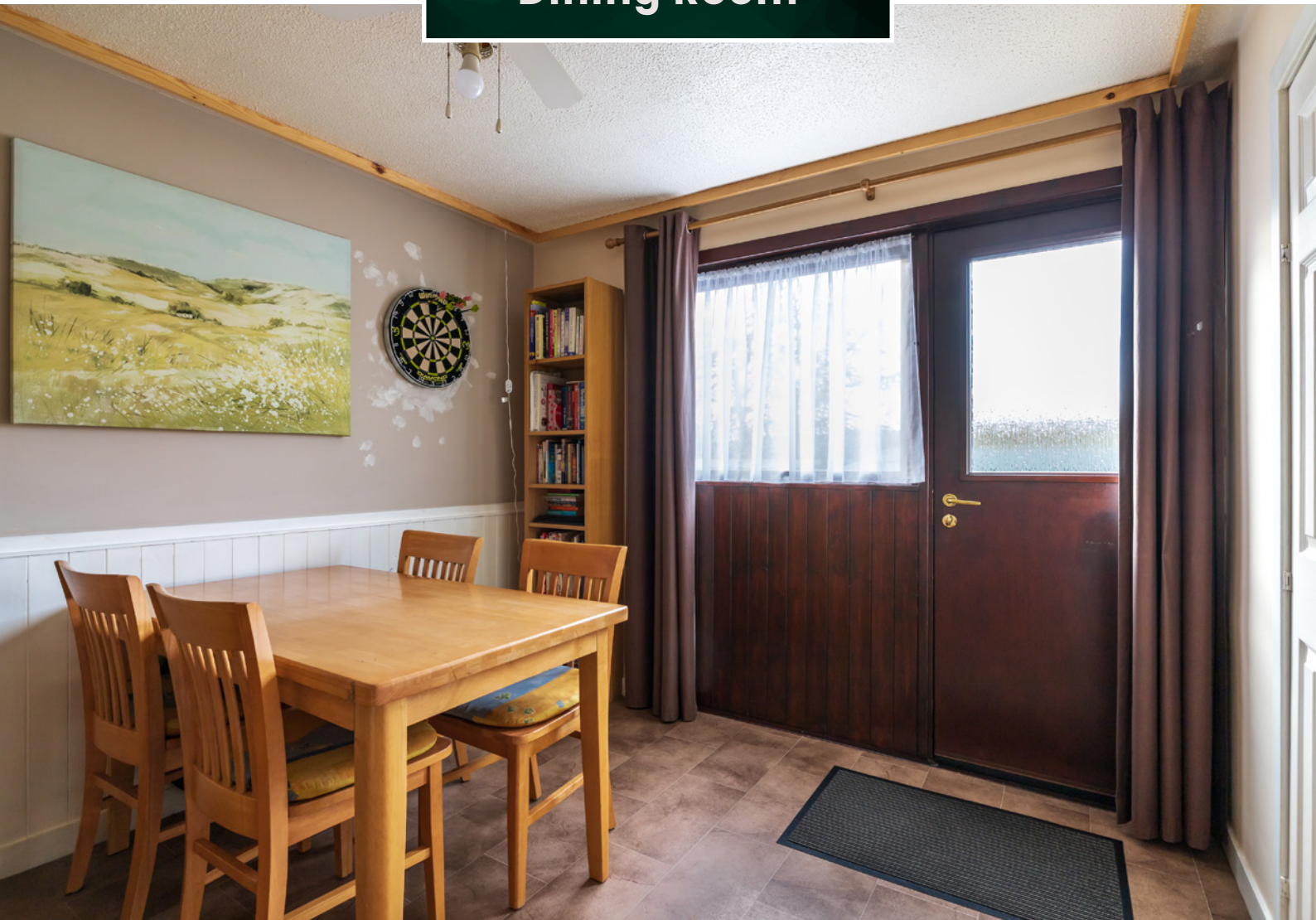
A fantastic family home that perfectly blends comfort and convenience in the heart of Dingwall. This semi-detached property boasts three spacious double bedrooms, making it an ideal choice for families looking for a welcoming space to grow.

The well-appointed accommodation includes a lounge, a dining room ideal for family meals, a functional kitchen, and a utility room. Additionally, a cloakroom area that has been transformed into a handy storage space still has plumbing in place should you wish to revert it back to a downstairs WC.





**Dining Room**







Upstairs, you'll find three generously sized double bedrooms, each equipped with built-in wardrobes for ample storage. The family bathroom offers both a bath and an over-bath shower, ensuring convenience for daily routines.



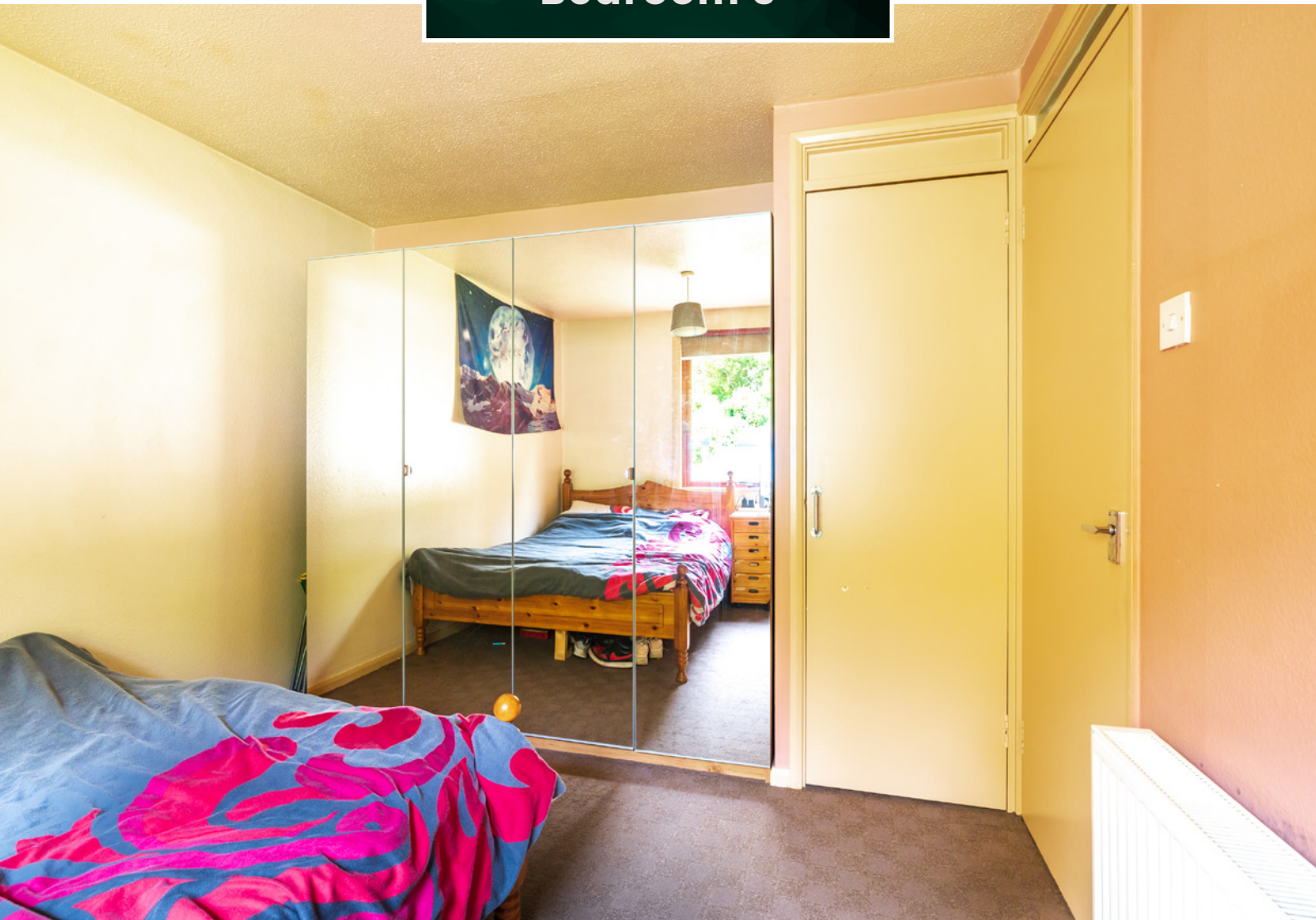


**Bedroom 2**





**Bedroom 3**



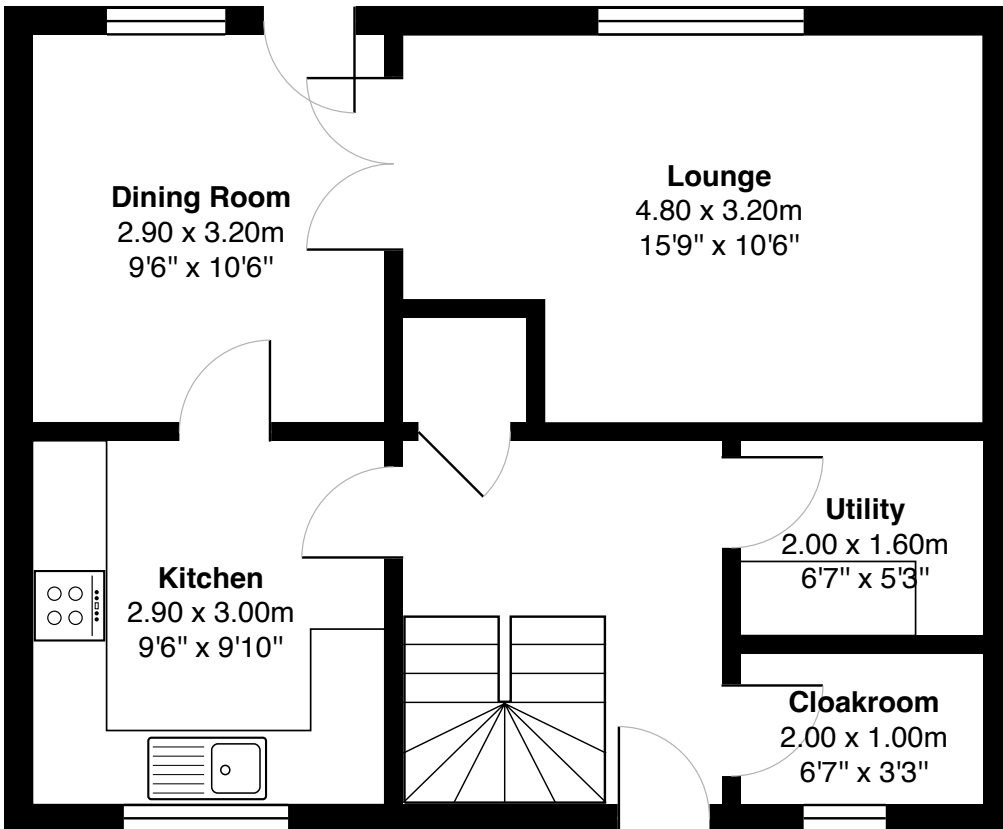
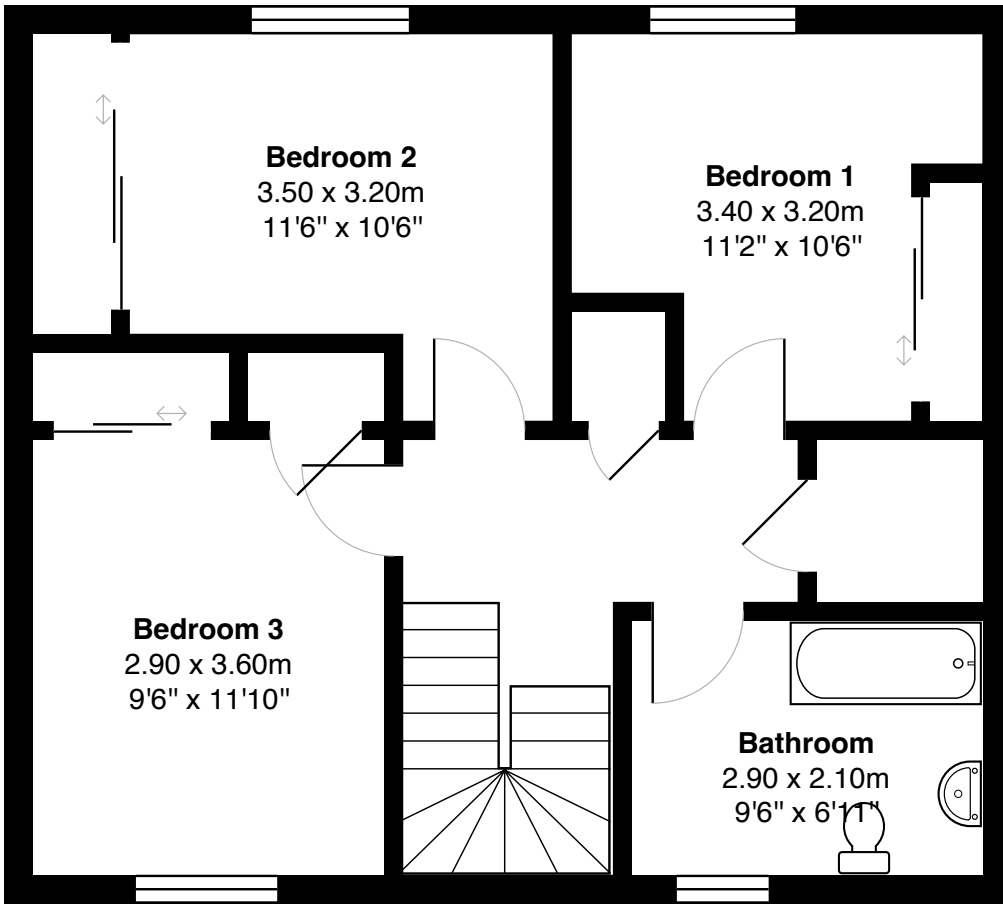






With plenty of storage throughout the home, including a loft with partial flooring and lighting, you'll find it easy to keep everything organised and accessible.





Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: C



Externally, the property features an elevated front garden, while the rear garden has a patio area, stone chippings, and two sheds, providing outdoor space for relaxation and hobbies. There is off-street parking available just a short walk from the property; please note that there are steps leading to the parking area.





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Nestled in the heart of Ross-shire, Dingwall stands proudly as the county town, offering a perfect blend of historic charm and modern convenience. Just a short drive from the bustling city of Inverness (approx. 15 miles) and Inverness Airport (approx. 24 miles), Dingwall provides easy access to urban amenities while maintaining its tranquil ambience. Dingwall serves as a gateway to the awe-inspiring North-West Highlands, often hailed as the last great wilderness in Europe. With stunning beaches and hills, this outdoor playground invites residents to explore the natural beauty that Scotland is renowned for. For golf enthusiasts, Muir of Ord and Strathpeffer offer nearby courses, while Royal Dornoch and Castle Stuart, both less than an hour away by car, beckon with world-class golfing experiences.

The property itself enjoys an exceptional location, within close proximity to a plethora of local amenities. From a diverse range of shops to enticing restaurants and well-stocked supermarkets, residents have everything they need at their fingertips. The convenience continues with the railway station, providing commuter services to Inverness. Families will appreciate the proximity to Dingwall Primary School, and for older students, the recently built Dingwall Academy is also just a short stroll away. Discover the perfect balance of rural serenity and urban accessibility in the charming town of Dingwall.

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## The Location

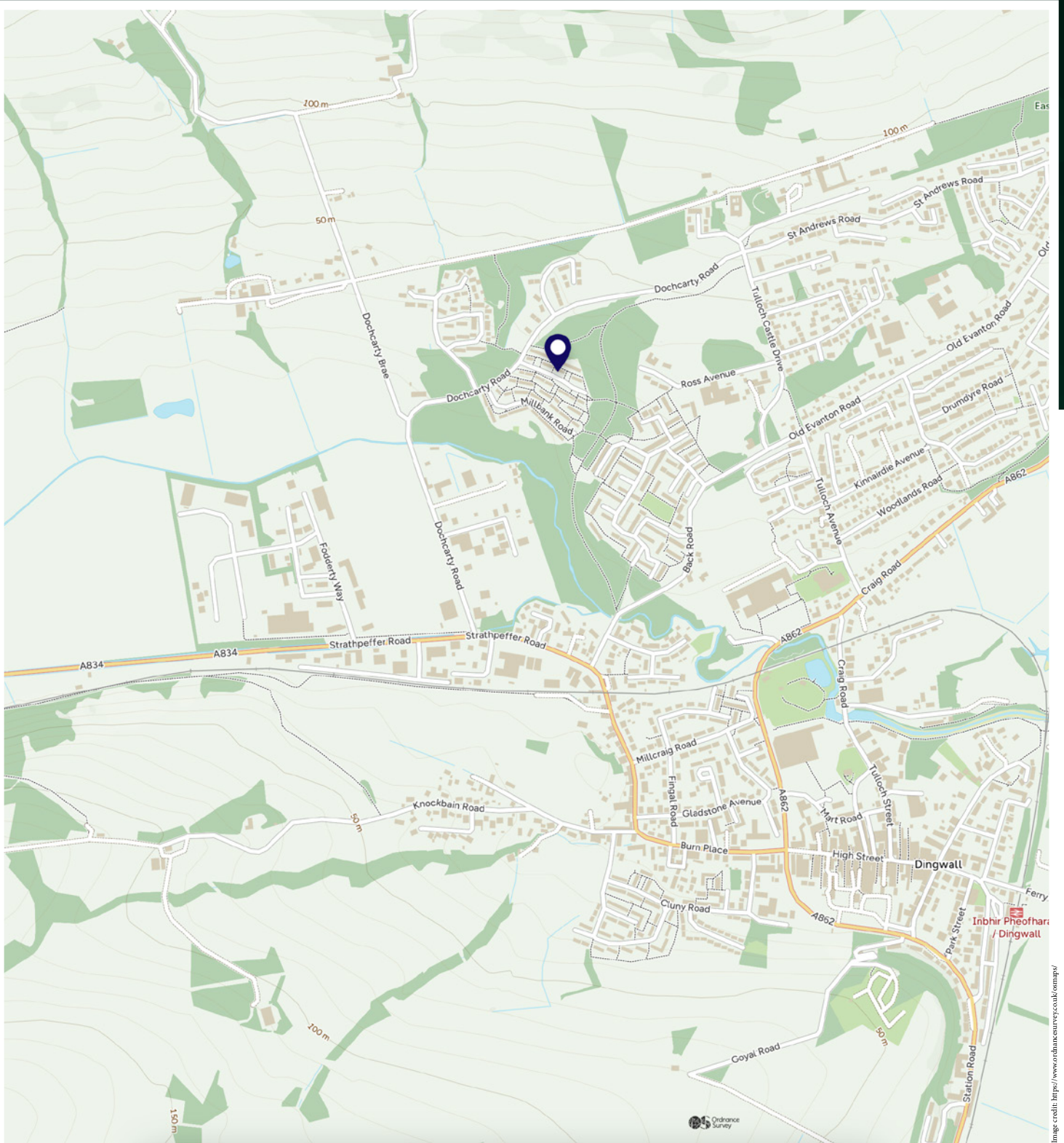


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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