




McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

15 Tulloch Square

DINGWALL, ROSS-SHIRE, HIGHLAND, IV15 9UA

THE LOCATION

15 Tulloch Square is located in a very quiet location a short walk from the centre of Dingwall, the County town of Ross-shire and is less than a 25-minute drive from the City of Inverness (14 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 Dingwall Academy are both close by. The Highland Theological College (part of the University of the Highlands and Islands) is also nearby.

Inverness itself provides a range of retail parks and supermarkets along

with excellent cultural, educational, entertainment and medical facilities and is well connected by road, rail and air to other UK & 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.



15 TULLOCH SQUARE

PART-EXCHANGE AVAILABLE - McEwan Fraser Legal are delighted to offer an outstanding opportunity to purchase this beautifully presented and recently refurbished one-bedroom first-floor apartment located in a popular area of Dingwall. The property is in excellent decorative order and will appeal to a wide variety of potential purchasers.

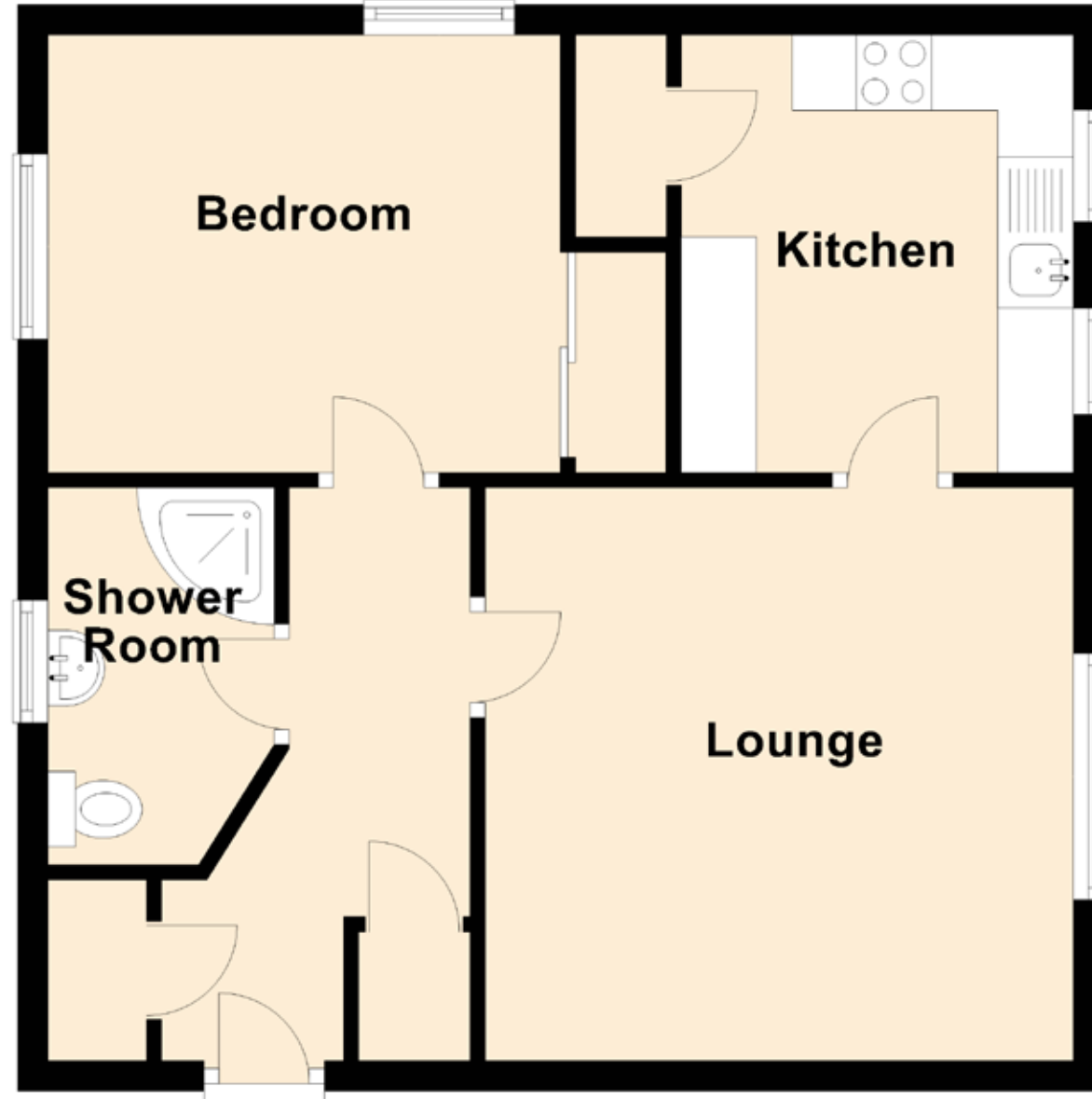
The accommodation consists of entrance hallway with fitted storage, spacious lounge with, feature wall-mounted electric fire, Amtico flooring and views across the inner Cromarty Firth towards the Black Isle, modern fitted kitchen with

breakfast bar, space for washing machine (including integrated ceramic hob & double oven), bright double bedroom with mirrored fitted wardrobe and shower room with body shower.

The property benefits from recently installed double-glazing and a modern electric wet radiator heating. Off-road parking is provided outside the property. The contents of the property may be available for purchase by a separate agreement. This lovely property would be very attractive as a first-time-buy or investment property.



BEDROOM & SHOWER ROOM



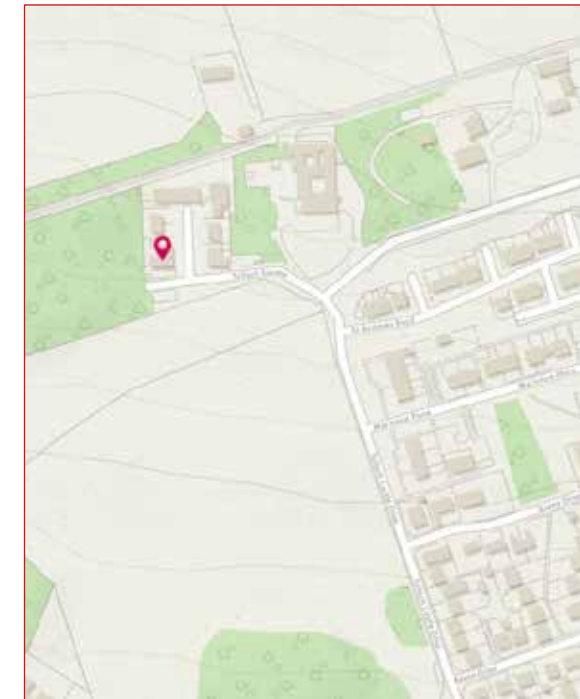
**Approximate Dimensions
(Taken from the widest point)**

Lounge	3.90m (12'10") x 3.80m (12'6")
Kitchen	2.90m (9'6") x 2.60m (8'6")
Bedroom	3.40m (11'2") x 2.90m (9'6")
Shower Room	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 47m²

EPC Rating: D

Extras (Included in the sale): Fitted floor coverings, integrated ceramic hob and double oven.






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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
ALAN SUTHERLAND
Designer