

# 2 Grant Street

DINGWALL, HIGHLAND, IV15 9SZ



*An excellently located two-bedroom mid-terrace house in the heart of Dingwall, minutes from all amenities on foot, a brilliant first home or investment opportunity*



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Welcome to 2 Grant Street, a brilliant two-bedroom mid-terrace house nestled in the heart of Dingwall, offering unparalleled convenience just minutes on foot from supermarkets and local amenities. Ideal for first-time buyers, savvy investors, or those seeking a lucrative holiday let, this property is perfectly positioned to explore the beauty and attractions of the Highlands, including pristine beaches and renowned golf courses.

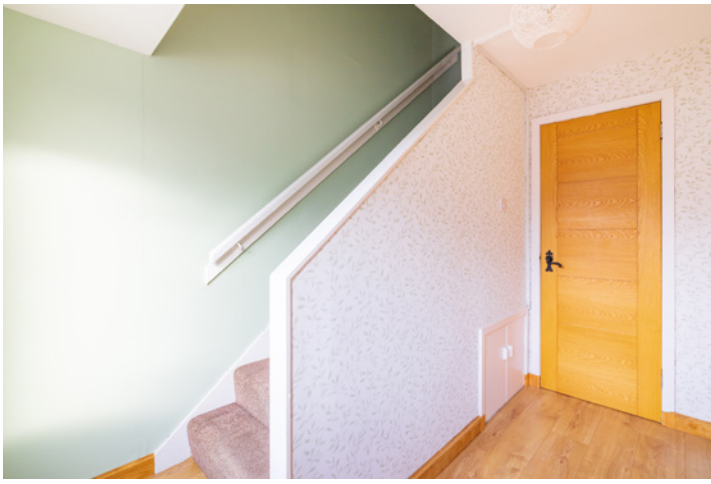
# THE LOUNGE



Step inside to discover a spacious lounge, bathed in natural light from windows at both ends, which extends seamlessly from the front to the back of the property, providing a comfortable and inviting living space. The well-appointed kitchen includes a fridge freezer, washing machine, oven and hob, along with a Worcester Bosch boiler, this ensures both functionality and efficiency

# THE KITCHEN





Upstairs, two double bedrooms await, offering cosy retreats for relaxation. A modern shower room completes the upper level, showcasing contemporary design and convenience.

# THE SHOWER ROOM



# BEDROOM 1



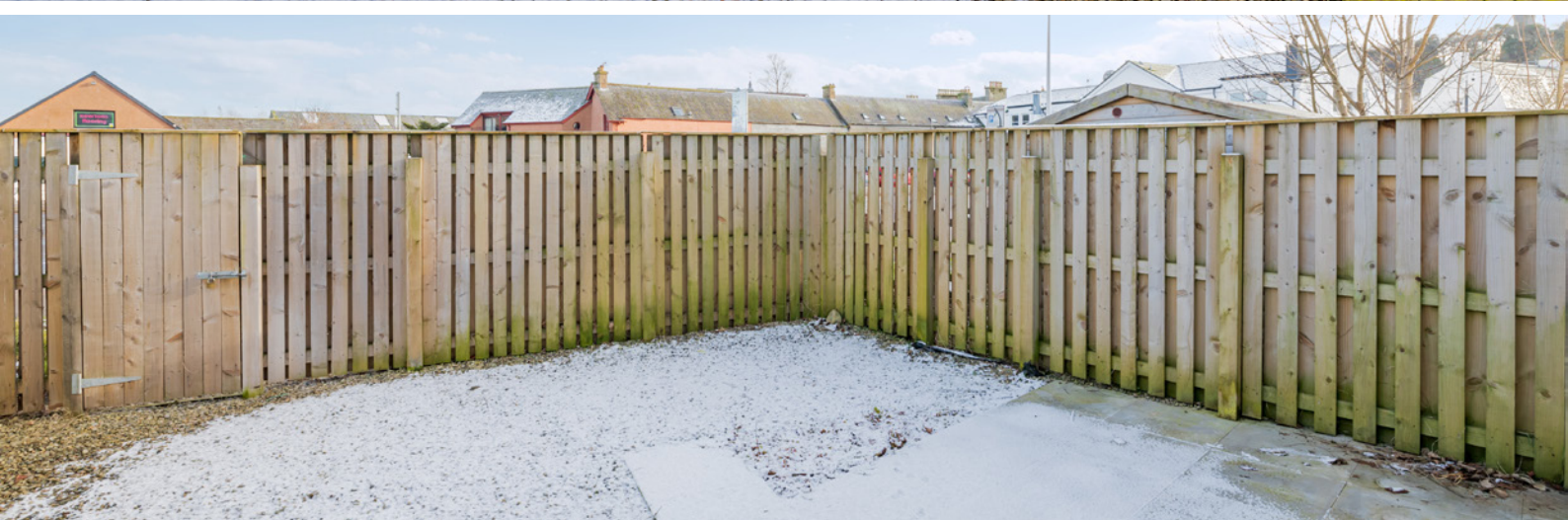
# BEDROOM 2



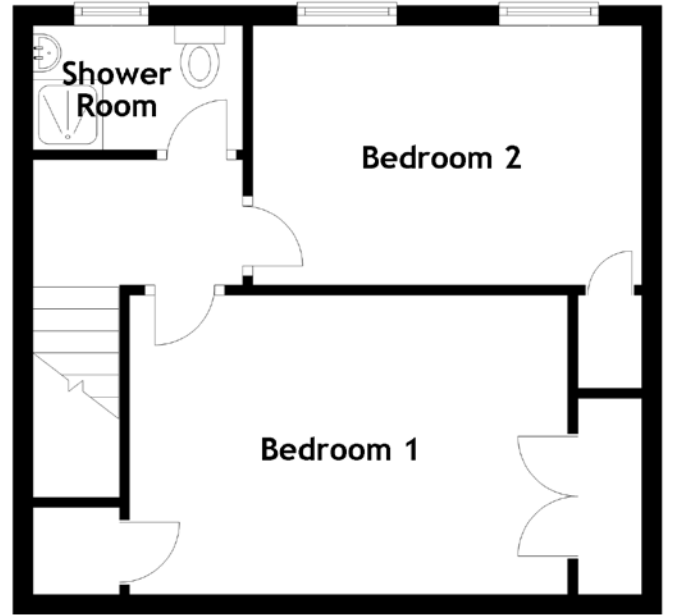
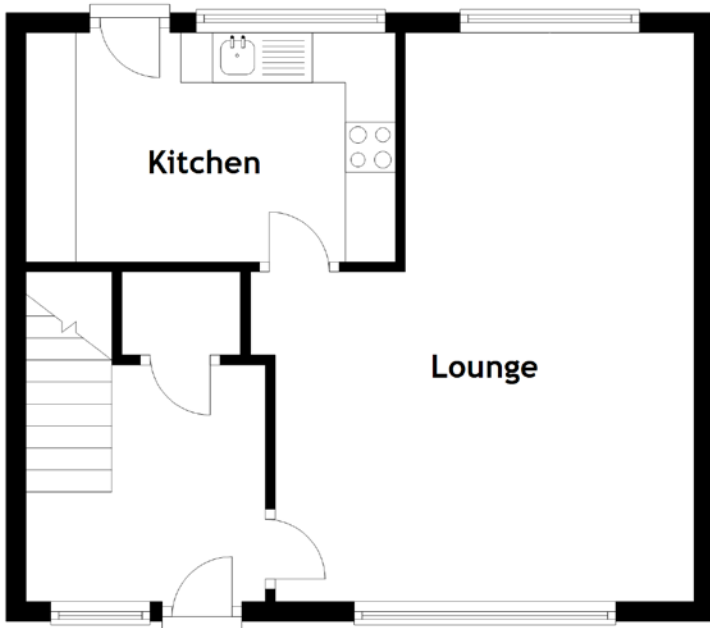
Outside, a manageable rear garden with gate access to the street provides a private outdoor space, perfect for al fresco dining or a quiet escape. Enjoy the ease of access to local shops and amenities, enhancing the practicality of this charming residence. Opposite the front door, you also have an abundance of parking for added convenience.

With its prime location and versatile appeal, 2 Grant Street presents an excellent opportunity to embrace the vibrant lifestyle and attractions that Dingwall and the Highlands have to offer. Whether you're starting your homeownership journey, investing, or seeking a holiday haven, this property is a gem in the heart of it all.

## EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge 5.70m (18'8") x 4.20m (13'9")  
 Kitchen 3.70m (12'2") x 2.30m (7'6")  
 Shower Room 2.10m (6'11") x 1.24m (4'1")

Bedroom 1 4.40m (14'5") x 3.00m (9'10")  
 Bedroom 2 3.90m (12'10") x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

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 (15 miles) and Inverness Airport (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 a short walk to 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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