




McEwan Fraser Legal

Solicitors & Estate Agents

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6 Castle Gardens

DINGWALL, HIGHLAND, IV15 9HY

Dingwall

HIGHLAND, IV15 9HY

The property is located in a small, executive residential development near the centre of Dingwall, the County town of Ross-shire and is less than a 25-minute drive to 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 its regular commuter services to Inverness.

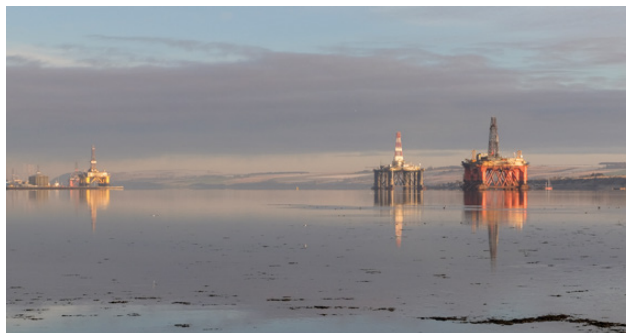
Dingwall Primary School and the modern Dingwall Academy are both a short walk away. The Highland Theological College (part of the University of the Highlands and Islands) is also close to the property.

Nearby Inverness provides a range of retail

parks 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.

Golfers have a choice of local courses at Strathpeffer and Muir of Ord with internationally famous iconic courses of Royal Dornoch, Nairn and Castle Stuart also within an hour's drive away.



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this very spacious five-bedroom detached house situated in a small residential development close to the centre of Dingwall.

The property has been constructed over two levels with the lower floor consisting of a hallway, large lounge with feature stone fireplace (with potential for log-burning stove installation) and dining area, kitchen with free-standing electric cooker, bathroom with separate shower cabinet and two bedrooms (one with fitted wardrobe).

The upper floor comprises of landing area with fitted storage, three additional bedrooms (master with double fitted wardrobes) and WC.

The property also benefits from double glazing and oil-fired central heating.

A chipped and paved driveway leads to the garage/workshop with the front garden laid mainly to lawn offset with mature shrubs. The low-maintenance rear garden is laid to chips and paving. A timber garden shed is also included in the sale.

This property requires a modest amount of mainly cosmetic upgrading which would then make it into a very comfortable family home.



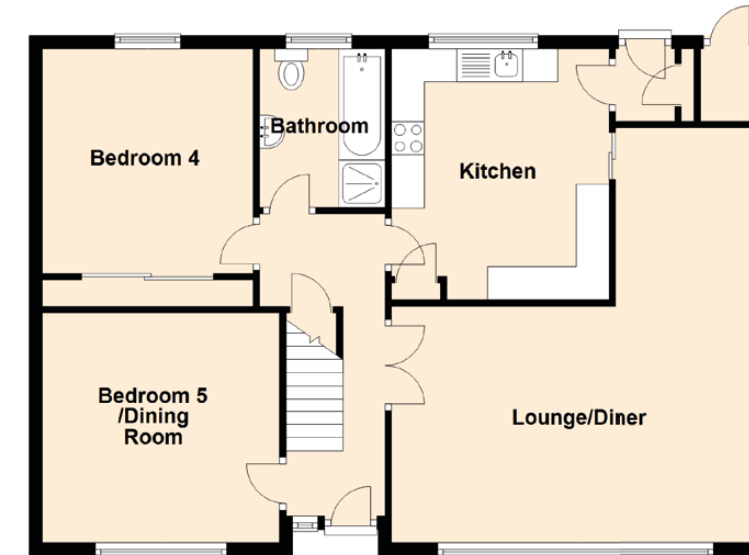
“... A RARE OPPORTUNITY TO PURCHASE THIS VERY SPACIOUS FIVE-BEDROOM DETACHED HOUSE ...”





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 5.60m (18'4")
Kitchen	3.80m (12'6") x 3.30m (10'10")
Bedroom 1	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 3.50m (11'6")
Bedroom 3	3.20m (10'6") x 2.80m (9'2")
Bedroom 4	3.40m (11'2") x 3.20m (10'6")
Bedroom 5/Dining Room	3.60m (11'10") x 3.50m (11'6")
Bathroom	2.40m (7'10") x 1.90m (6'3")
WC	1.20m (3'11") x 1.10m (3'7")

Gross internal floor area (m²): 134m² | EPC Rating: D

Extras (Included in the sale): Free-standing electric cooker and timber garden shed.

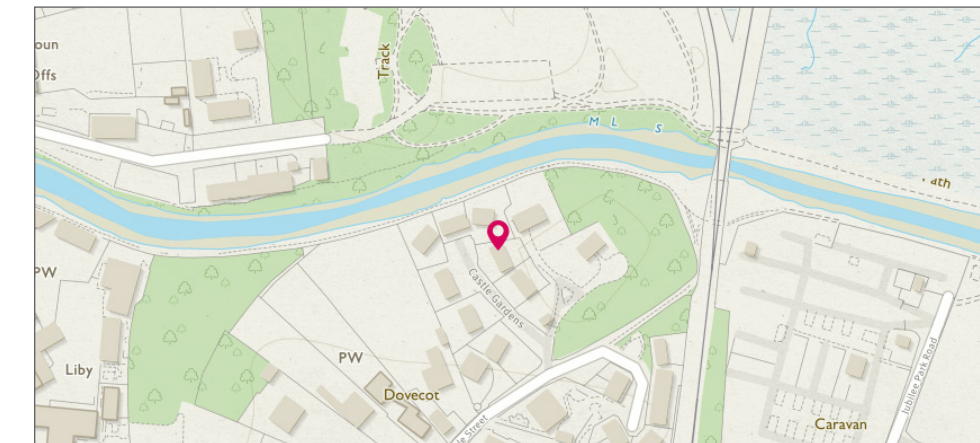
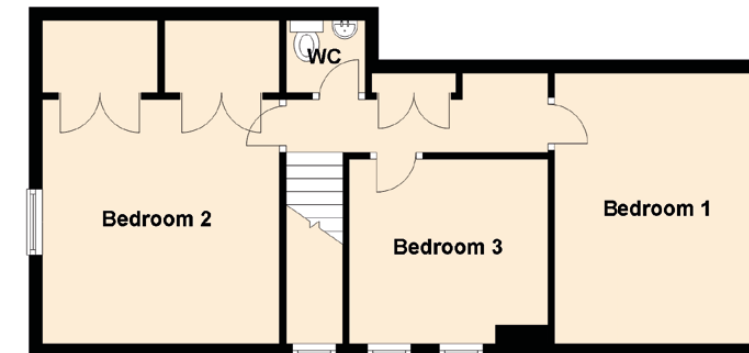


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**Part
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