



**Harper
Macleod LLP**
Estate Agents & Solicitors



2 Harpers Court, Dingwall, IV15 9HT

Offers over £65,000

Fabulous opportunity to purchase a traditional stone built two storey 3/4 bedroom flatted dwellinghouse on the first and second floor, within a mixed-use, mid-terraced, three-storey building in the centre of the market town of Dingwall in the Scottish Highlands.

The flat is full of charm and character and has retained many of its original features with high ceilings, cast iron fireplaces and an antique cast iron Victorian kitchen range fireplace. The flat is in need of upgrading and redecoration.

The accommodation comprises on the ground floor a communal hallway shared with number 1 Harpers Court. On the first floor there is a hallway with doors to the bathroom, utility room, kitchen, lounge and a bedroom/study. On the second floor there are two bedrooms and a large family room/bedroom.

Access to the flat is from the pedestrianised lane off the High Street and is conveniently located for all amenities and within easy reach of the train station.

Dingwall has a variety of shops, supermarket, services, restaurants, hotels, railway station, a leisure centre with swimming pool, primary school and secondary school. The city of Inverness is approximately 15 miles away and benefits from an extensive range of retail, leisure and business facilities.

Inverness also offers excellent transport links by road and rail. Inverness Airport offers national and European flights.

Viewing highly recommended

Communal entrance hallway

The main door opens into the communal entrance. Window to side and staircase to the first floor.

Hallway

7'1" x 22'10" (2.16m x 6.97m)

Doors to bathroom, utility room, kitchen, lounge and bedroom. Staircase to the first floor. Understairs cupboard. B.T. and wifi points. Dado rail. Smoke alarm. Carpet.

Kitchen

10'5" x 12'4" (3.20m x 3.77m)

Window to rear. Wall and base units with worktop and tiling. Stainless steel sink with left hand drainer. Integrated gas hob, electric oven and extractor. Free standing fridge and fridge/freezer. Antique cast iron Victorian kitchen range fireplace. Built-in storage cupboard. Tongue and groove panelling to half height. Storage shelves. Smoke alarm. Vinyl flooring.

Bathroom

6'0" x 6'10" (1.85m x 2.10m)

Window to rear. White WC and wash hand basin with cupboard below. Wall cabinet with mirrored doors. Dimplex wall heater. Cast iron bath with Triton TX7500i shower above with hand held shower fitment. Tongue and groove panelling to walls and ceiling. Vinyl flooring.

Utility room

11'2" x 3'5" (3.42m x 1.05m)

Double aspect to side and rear. Worktop with Zanussi washing machine below. Coat hooks. Water tank. Vinyl flooring.

Lounge

10'6" x 17'11" (3.21m x 5.48m)

Windows to front. Wooden mantelpiece with cast iron fireplace, ceramic tiles and tiled hearth. Electric fire. Recessed shelves. Smoke alarm. Carpet.

Bedroom 1/study

7'5" x 12'1" (2.27m x 3.69m)

Window to front. Built-in worktop with cupboards below. Carpet.

First floor hallway

18'4" x 7'0" (5.59m x 2.14m)

Staircase from first floor leading up to the spacious hallway. Skylight window. Hatch to roof space. Doors to family room/bedroom and two further bedrooms. Carpet.

Family room/Bedroom 2

18'0" x 18'0" x 10'5" (5.51m x 5.49m x 3.19m)

Three windows to front. Wooden mantelpiece with cast iron fireplace, tiled surround and tiled hearth. Recessed wall cupboard. Two ceiling pendant lights. Wooden flooring.

Bedroom 3

11'6" x 10'2" (3.52m x 3.10m)

Window to side. Wooden mantelpiece with cast iron fireplace and slate hearth. Carpet.

Bedroom 4

10'5" x 12'4" (3.18m x 3.78m)

Window to side. Wooden mantelpiece with cast iron fireplace and slate hearth. Carpet.

Extras

All blinds, carpets, fridge and fridge/freezer are included in the sale price.

Heating and glazing

No central heating.
Open fires, electric fanned heater or portable heaters.
Single glazing and double glazing.

Services

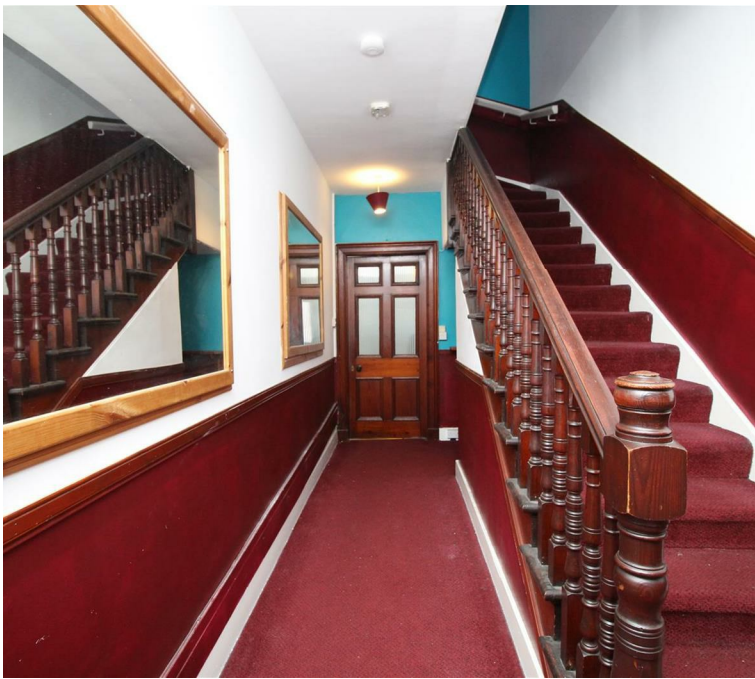
Mains electricity, gas, water and drainage.

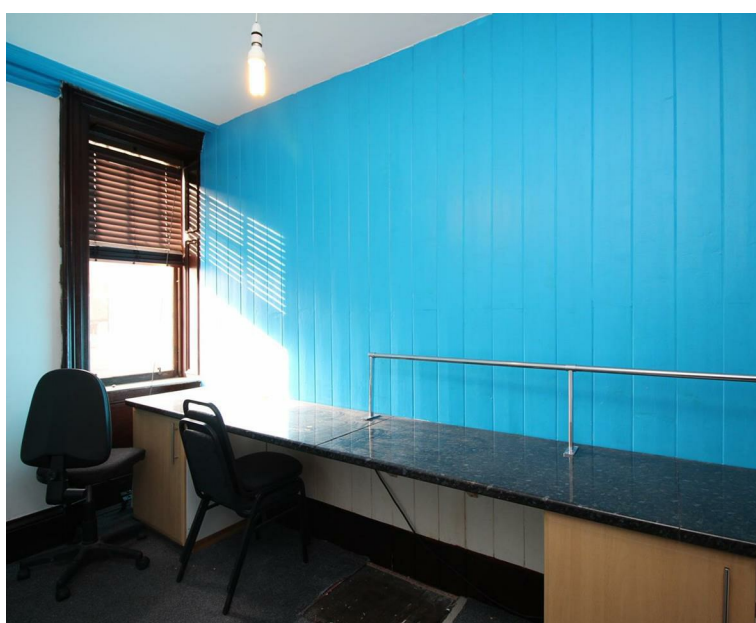
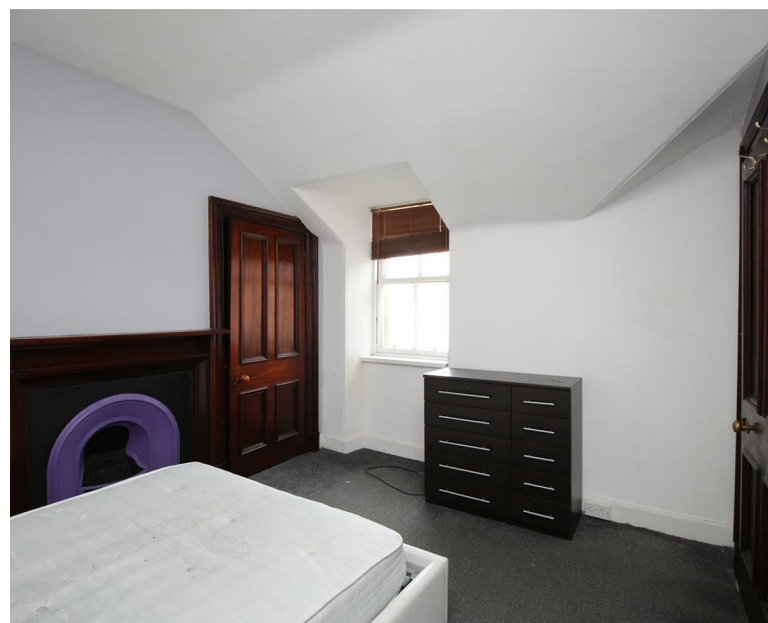
EPC Rating G

Council Tax Band C

Note

Potential purchasers should be aware there is a right of pre-emption over the property and accordingly any acceptable offer will be subject to the pre-emption holder declining their right to exercise the pre-emption.





A 3D isometric floor plan of a house. The layout includes a **Bedroom / office** at the top left, a **Lounge** at the top right, a **Hallway** in the center, a **Kitchen** at the bottom right, a **Bathroom** at the bottom left, and a **Utility Room** at the bottom center. The house features a central staircase, a bathroom with a toilet and shower, a kitchen with a sink and counter, and a utility room with a sink. The rooms are color-coded: bedrooms and lounge are yellow, the kitchen is blue, the bathroom is green, and the utility room is grey.

A 3D perspective rendering of a house floor plan. The layout includes three bedrooms and a central hallway. The top bedroom is labeled 'Bedroom' and features a window with three panes and a desk. The middle bedroom is also labeled 'Bedroom' and has a desk. The bottom bedroom is labeled 'Bedroom' and has a desk. A central hallway, labeled 'Hallway', connects the rooms and contains a staircase. The walls are white, and the floor is a light beige color. The entire scene is enclosed within a thick black border.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current: 37

Target: 12

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

Current: 54

Target: 73

EU Directive 2002/91/EC

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