



**Harper
Macleod LLP**
Estate Agents & Solicitors



Greenwood, 16 Hill Street, Dingwall, IV15 9JP

Offers over £155,000

Traditional semi-detached 3 bedroom two storey family home, full of charm and character, located in the centre of the vibrant market town of Dingwall in Easter Ross in the Scottish Highlands.

The accommodation on the ground floor comprises hallway, lounge, family room, rear hallway, cloakroom, bedroom and kitchen/dining room. On the first floor there are two bedrooms and a bathroom.

The home has retained many of its original features and will benefit from a degree of upgrading.

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.

Entrance hallway

6'10" x 5'9" (2.09m x 1.77m)

Doors to lounge and family room. Entrance to inner hallway. Staircase to first floor.

Lounge

15'5" x 8'6" (4.70m x 2.60m)

Window to front. Spotlights. Carpet.

Family room

15'7" x 12'9" (4.76m x 3.91m)

Window to front. Electric fire. Two alcoves. Carpet.

Inner hallway

Leading through to the rear hallway.

Rear hallway

Doors to cloak room, bedroom and kitchen. Door to back garden. Storage cupboard. Vinyl flooring.

Cloak room

4'4" x 3'1" (1.33m x 0.94m)

White WC and wash hand basin. Mirror. Extractor. Spotlights. Cupboard housing electrics. Vinyl flooring.

Bedroom 1

10'1" x 11'2" (3.09m x 3.41m)

Window to rear. Recessed shelves. Spotlights. Vinyl flooring.

Kitchen/dining area

15'10" x 10'2" (4.85m x 3.11m)

Two windows to the rear. Wall and base units with worktop and tiling. Stainless steel sink with left

hand drainer. Integrated Beko ceramic hob, extractor and electric oven. Integrated fridge/freezer. Beko washing machine and Candy tumble dryer. Cupboard housing the Worcester central heating boiler. Spotlights. Vinyl flooring.

First floor hallway

10'9" x 7'1" x 3'1" (3.30m x 2.18m x 0.96m)

Window to front. Doors to two bedrooms and bathroom. Hatch to roof space. Smoke alarm. Carpet.

Bedroom 2

15'6" x 12'9" (4.73m x 3.89m)

Window to front. Built-in wardrobe. Mantlepiece. Carpet.

Bedroom 3

15'7" x 8'3" (4.75m x 2.54m)

Window to front. Recessed shelves. Carpet.

Bathroom

9'6" x 5'8" (2.91m x 1.74m)

Window to rear. White WC and pedestal wash hand basin. Bath with Mira Vie electric shower above, wet wall and shower screen. Spotlights. Vinyl flooring.

Outbuildings

Summerhouse

Garden ground

The enclosed front garden has been laid out with shrubs.

The rear garden is laid to lawn with shrubs and trees. There is a paved path leading up to the rear entrance door. Rotary clothes dryer.

Extras

All fitted carpets, washing machine and tumble dryer are included in the sale price.

Heating and glazing

Gas central and double glazing

Services

Mains electricity, water and drainage.

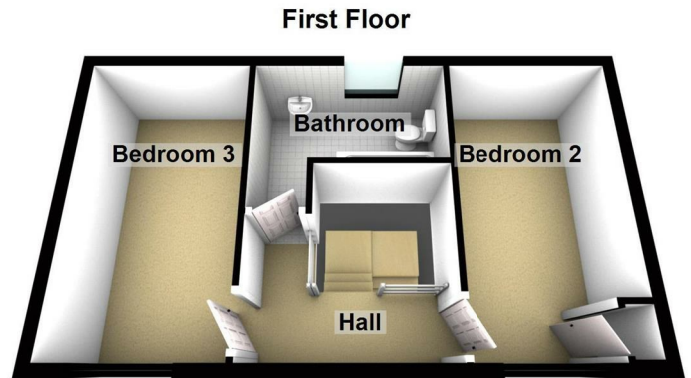
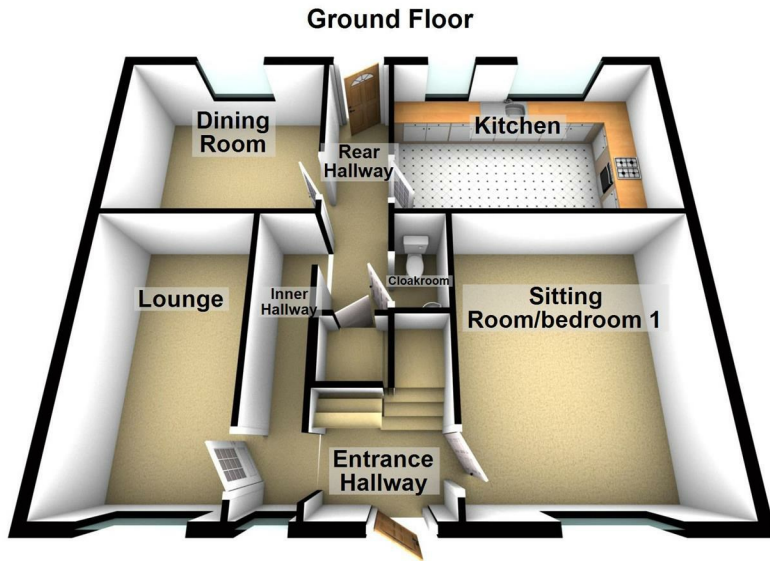
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Council Tax Band E

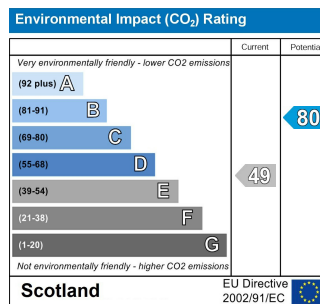
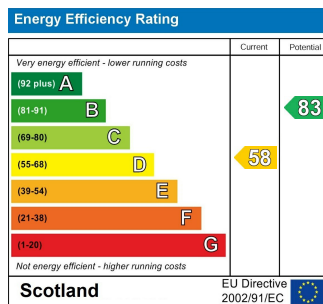








Energy Efficiency Graph



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