

# 22 Tulloch Square

Dingwall, IV15 9UA

**Fixed Price £82,000**





- **FIXED PRICE, £13K BELOW HR VALUATION!**
- Lounge, kitchen, 2 bedrooms, bathroom
- Perfect for first time buyers and investors alike
- Close to local shops and amenities
- Own entrance, communal drying area, and parking
- EPC Band D

Great opportunity to purchase a spacious two bedroom ground floor flat in Dingwall, this well-appointed property has been freshly painted throughout. The bright lounge is a good size and there is an electric feature fire place. The kitchen comes with free standing fridge and washing machine, there is space for a table and 2 chairs. Both bedrooms have fitted storage and the bathroom has an electric shower over the bath. Two hall cupboards complete the accommodation. There is double glazing throughout and electric heating. The property benefits from its own entrance, communal maintained grounds and residential parking, with ample guest spaces. This is the ideal purchase for those looking to get their first step on the property ladder or alternatively would make a great buy to let property for investors looking to add to their portfolio.

## Rooms

<b>Lounge</b>	(15' 2" x 11' 5") or (4.63m x 3.47m)
<b>Kitchen</b>	(9' 7" x 8' 1") or (2.91m x 2.46m)
<b>Bedroom 1</b>	(9' 11" x 9' 5") or (3.02m x 2.87m)
<b>Bedroom 2</b>	(9' 6" x 8' 8") or (2.90m x 2.63m)
<b>Bathroom</b>	(6' 4" x 6' 4") or (1.93m x 1.94m)

## Services

Electricity, water and drainage.

## Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Fridge, washing machine.

## Council Tax

Band C

## Tenure

Freehold

## Entry

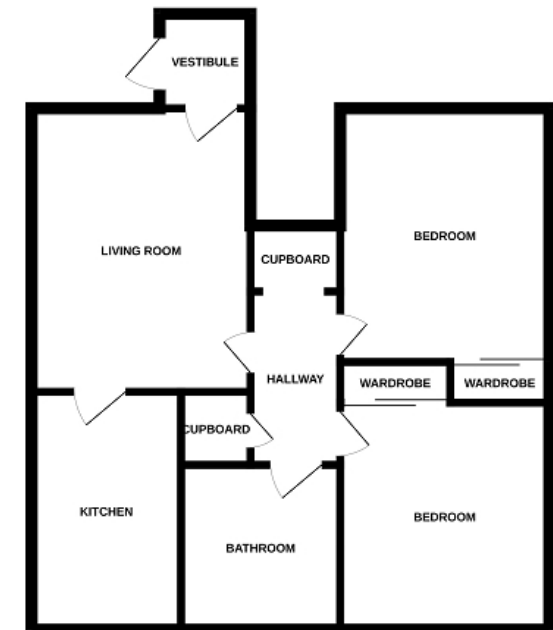
Early entry available.

## Viewing

To arrange a viewing of this property please contact the office on 01463 233218.



GROUND FLOOR



**Tel: 01463 233218** The Greenhouse, Beechwood Business Park, Inverness. IV2 3BL

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