

21 Old Distillery

Dingwall, IV15 9XE

Offers Over £85,000



- One bedroom first floor flat
- Lounge/kitchen, double bedroom, bathroom
- Beautifully presented throughout
- Ideal for first time buyers or investors
- Located in popular area of Dingwall
- EPC Band C

Fantastic opportunity to purchase a modern one bedroom first floor flat in a popular residential area of Dingwall, just outside the town centre. This bright and modern property is beautifully presented and has lovely views over the surrounding countryside. The property comprises of a lounge/kitchen, 1 double bedroom and a stylish bathroom with shower over the bath. The fully fitted kitchen comes with an electric cooker with oven, grill, hob and extractor, a fridge/freezer and a washer/dryer which are included in the sale. The double bedroom benefits from 2 double fitted wardrobes and the bathroom comes with an electric shower over the bath. The hall offers a large storage cupboard. The property benefits from double glazing and electric storage heating. There is allocated private parking to the rear of the property for residents and visitors.

Rooms

Lounge	(17' 0" x 9' 6") or (5.19m x 2.89m)
Kitchen	(7' 5" x 7' 10") or (2.25m x 2.39m)
Bedroom	(11' 0" x 9' 8") or (3.35m x 2.94m)
Bathroom	(5' 7" x 7' 10") or (1.70m x 2.39m)

Floor Area
43m²

Services

Mains electricity, water, drainage, telephone and broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. All curtain poles and curtains. Appliances including an electric cooker with oven, grill, hob and extractor, fridge/freezer and washer/dryer which are included in the sale.

Maintenance Charges

There is a factoring charge for the maintenance of the communal areas of the development are approx. £240 per quarter which includes buildings insurance.

Council Tax

Band B

Tenure

Freehold

Entry

By mutual agreement.

Viewing

To arrange a viewing of this property please contact Emma on 07850 407884 or 01463 233218.



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

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