# 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

lenure

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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