



Services

Mains electricity, gas, water and drainage.

Extras

All carpets, fitted floor coverings and free-standing fridge freezer.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

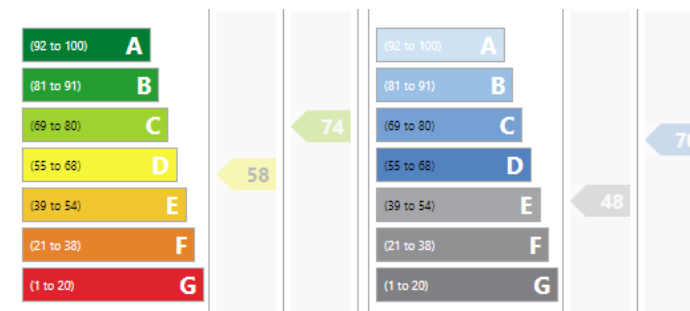
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £175,000
 A full Home Report is available via Munro & Noble website.



£10,000 UNDER HOME REPORT VALUATION

Highlander, 6 Burn Place Dingwall IV15 9NQ

An opportunity to purchase a three bedroomed maisonette apartment in the town of Dingwall. The property boasts its own independent access.

FIXED PRICE: £165,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



Maisonette



3 Bedrooms



1 Reception



2 Shower Rooms



Gas

Lounge



Lounge



Kitchen/Diner



Kitchen/Diner





Kitchen/Diner



Bedroom One

Property Description

Highlander, 6 Burn Place is a three bedroomed, maisonette spread over three floors located in the town of Dingwall. The property would suit a variety of potential purchasers including first time buyers or those looking for a property with letting potential, and viewing is highly recommended to appreciate the size of the accommodation within. The property is fully double glazed, has gas central heating and boasts its own private entrance, which is accessed from the side elevation. As you enter the property there is a spacious vestibule, which leads to stairs to the first floor accommodation which consists of a kitchen/diner, a bright and spacious lounge with feature bay window and electric fireplace within a wooden surround, and a shower room. The fully fitted kitchen/diner comprises wall and base mounted units with worktops and complimentary splashback tiling, a stainless steel sink with mixer tap and drainer, and integrated good include a dishwasher, a gas hob with extractor fan over and an electric oven. There is also breakfast bar for informal dining as well as space for a dining table and chairs. The third floor accommodation consist of three double bedrooms (with the principle bedroom boasting fitted mirrored wardrobes), and a modern shower room fitted with a WC, a wash hand basin within a vanity unit with feature waterfall tap and a shower cubical with electric shower. The town of Dingwall has a number of local amenities nearby including a train station, High Street shops, cafés, supermarket shopping, a Leisure & Community Centre and library, banks and a Post Office, two medical practices, a Hydrotherapy Pool and green leisure spaces. Primary and secondary schooling are also located within close proximity to the property. Dingwall is within easy commuting distance of the Highland Capital of Inverness approximately 14 miles away, where a more comprehensive range of amenities can be found.



First Floor Shower Room



Third Floor Shower Room

- Rooms & Dimensions**
- Entrance Vestibule
Approx 2.10m x 2.48m
 - Entrance Hall
 - Kitchen/Diner
Approx 6.80m x 3.92m*
 - Lounge
Approx 6.50m x 2.93m
 - First Floor Shower Room
Approx 2.77m x 0.98m
 - Landing
 - Bedroom Two
Approx 3.91m x 3.47m
 - Bedroom Three
Approx 3.85m x 2.79m
 - Bedroom One
Approx 3.00m x 4.94m
 - Third Floor Shower Room
Approx 1.98m x 0.97m
 - (*At widest point)



Bedroom Two



Bedroom Three