



Services

Mains water, drainage, and electricity.

Extras

All carpets, fitted floor coverings, blinds, and appliances.

Heating

None.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

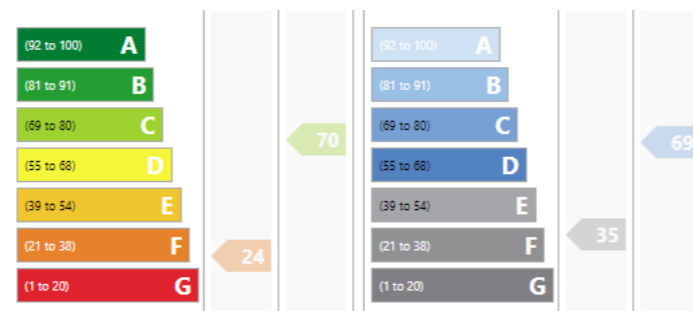
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £95,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**1 Mill Street
 Dingwall
 IV15 9PX**

This well proportioned two bed roomed, first floor flat is in an ideal location just a short walk from Dingwall town centre.

OFFERS OVER £95,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📠 01463 22 51 65

Property Overview

Flat | 2 Bedrooms | Reception | Bathroom
 None | Garden



Property Description

1 Mill Street is a well proportioned two bedroomed, first floor flat located just a short walk away from Dingwall High Street. The property benefits from its own private entrance with a stairwell leading up to the accommodation which comprises a lounge, two double bedrooms, the kitchen, and a bathroom. The lounge and bedrooms are all extremely generously proportioned, with bedroom two having a built-in wardrobe. The bathroom has a clean, neutral décor, and comprises a bath with electric shower over, a pedestal wash hand basin, a WC, and an airing cupboard. The kitchen is fully fitted with wall and base mounted units with worktops, a stainless-steel sink with taps and drainer, and freestanding appliances including a fridge/freezer, a washing machine, and an electric cooker with hob. From the kitchen, the rear door opens to steps down to the private garden which while currently requiring clearing, offers an ideal outdoor space. The property benefits from double glazing throughout. There is currently no central heating. The market town of Dingwall has a number of local amenities including a train station, High Street shops, cafés, a Tesco supermarket, a Leisure & Community Centre and a library, banks and a Post Office, two medical practices and a Hydrotherapy Pool. Primary and secondary schooling are both located within the town.

Rooms & Dimensions

Entrance Hall

Lounge/Diner

Approx 3.82m x 4.26m

Bedroom Two

Approx 3.08m x 3.20m

Bedroom One

Approx 4.26m x 3.68m*

Kitchen

Approx 3.00m x 2.41m

Bathroom

Approx 3.39m x 1.90m*

(*At widest point)

