

**Services**

Mains water, gas, electricity and drainage.

**Extras**

All carpets, fitted floor coverings and some items of furniture are available under separate negotiation.

**Heating**

Gas central heating.

**Glazing**

Double glazed windows.

**Council Tax Band**

E

**Viewing**

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

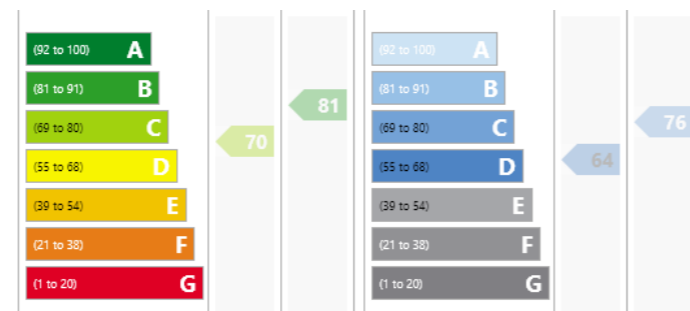
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £305,000.

A full Home Report is available via Munro & Noble website.



**Ashburton, Greenhill Street**  
**Dingwall**  
**IV15 9JQ**

Located just a few minutes' walk away from Dingwall town centre, a four bedroomed detached villa with off-street parking, double glazing and gas central heating.

**OFFERS OVER £305,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Villa
- 4 Bedrooms
- 2 Receptions
- Office Potential
- 2 Bathrooms
- Gas
- Garden
- Off-Street Parking

**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.

Kitchen/Breakfast Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Dining Room



Landing



Bedroom One



Bedroom Two





Lounge



### Property Description

Located in the popular town of Dingwall, this traditional stone built, four bedroomed detached villa would suit anyone looking for a family size home. This substantial property retains a number of original features including high ceilings, deep skirtings, cornicing and a beautiful stained glass window. It is fully double glazed, has gas central heating, off-street parking for a number of vehicles to the rear elevation, only by viewing can one fully appreciate the size of the accommodation on offer. The ground floor comprises an entrance vestibule which leads to the grand entrance hall, off which can be found a lounge with dual aspect windows and a feature wood burning stove set within a wooden surround on a slate hearth, a utility hall (with ample storage facilities) a generous kitchen/breakfast room, a shower room and a formal dining room with feature fireplace. The stylish kitchen/breakfast forms the heart of the home with sleek wall and base mounted units with worktops and a matching breakfast bar, a 1 1/2 stainless steel sink with mixer tap and drainer, and a gas hob and an electric oven/grill. On the first floor can be found a split level landing, and has a modern bathroom, three double bedrooms (with the principle bedroom having double built-in wardrobes) and a single bedroom which is currently being utilised as an office.

Externally, the property has a wraparound garden with a tarmac driveway leading up the side of the property. The rear elevation has tiered grass terraces, which house mature plants with a decking area perfectly positioned to sit in the sunshine. The front elevation is predominantly laid to lawn with mature shrubs and flowers, and is enclosed by wooden fencing. Ashburton is located nearby a number of local amenities including, High Street shops, cafés, supermarket shopping, a train station, a Leisure & Community Centre and library, banks and a Post Office, two medical practices, a Hydrotherapy Pool and green leisure spaces. Dingwall is within easy commuting distance of the Highland Capital of Inverness approximately 14 miles away, where there is a comprehensive range of amenities including Eastgate Shopping Centre, High Street shopping, hotels, cafés, bars, restaurants and both train and bus stations.

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.68m x 1.49m

Entrance Hall

Lounge  
Approx 4.21m x 4.82m

Utility Hall  
Approx 2.58m x 3.97m

Kitchen/Breakfast Room  
Approx 3.72m x 4.06m

Shower Room  
Approx 1.76m x 3.00m

Dining Room  
Approx 4.26m x 4.78m

Bathroom  
Approx 1.58m x 2.24m

Landing

Bedroom One  
Approx 4.25m x 3.63m

Bedroom Four/Study  
Approx 2.35m x 2.24m

Bedroom Three  
Approx 3.40m x 4.22m

Bedroom Two  
Approx 4.14m x 3.75m



Entrance Hall



Bathroom

