

Services

Mains water, gas, drainage, and electricity.

Extras

All carpets, fitted floor coverings, curtains and blinds. A fridge, a freezer and a free-standing electric cooker.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

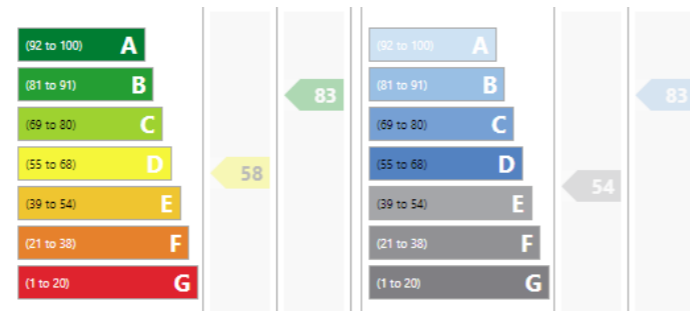
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £155,000
 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.



4 Blackwells Street
Dingwall
IV15 9NW

A substantial, two bedroomed mid-terraced house which is just a short walk from Dingwall town centre. A timber specialist report has been carried out and there is no evidence of active woodworm, a copy of this is available upon request.

OFFERS OVER £153,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Mid-Terraced House
- 2 Bedrooms
- 1 Reception
- 2 Bathrooms
- Gas
- Garden



Open Plan Lounge/Kitchen



Open Plan Lounge/Kitchen



Property Description

This appealing two bedroomed, mid-terraced villa is located in the popular town of Dingwall and will suit a variety of purchasers, including first time buyers or those looking for a property with great letting potential. The property benefits from gas central heating, double glazing, a private rear garden and on-street parking. The accommodation within is well-proportioned throughout and is spread over two floors with the ground floor comprising an entrance hall (with ample storage facilities), a bright and roomy open-plan kitchen/lounge with feature electric fire and has a patio door leading out to the rear elevation. The kitchen area comprises wall and base mounted units with worktops and complimentary splashback tiling, and a stainless steel sink with mixer tap and drainer. Included in the sale is the fridge, a freezer and an electric cooker with extractor fan over. Completing the ground floor accommodation is the family bathroom. On the first floor can be found two double bedrooms, both having fitted wardrobes, with the principle bedroom being of dual aspect and giving access to the loft. There is also wet-room which has a wash hand basin, a WC and a walk-in shower. Externally, to the rear is a tiered garden which is of low maintenance being laid mainly to gravel with a well-placed patio area which is perfectly positioned to enjoy the sunshine. Viewing of this property is highly recommended to appreciate the size of the accommodation within. 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. A timber specialist report has been carried out and there is no evidence of active woodworm, a copy of this is available upon request.

Rooms & Dimensions

- Entrance Hall
 - Open Plan Lounge/
Kitchen
Approx 8.43m x 3.71m*
 - Bathroom
Approx 1.95m x 2.66m
 - Bedroom Two
Approx 2.60m x 5.58m
 - Bedroom One
Approx 8.41m x 2.80m*
 - Wet Room
Approx 2.71m x 1.11m
- (*At Widest Point)

Bathroom



Bedroom One



Bedroom Two

