



Services

Mains gas, water, drainage, and electricity.

Extras

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

Heating

Gas central heating.

Glazing

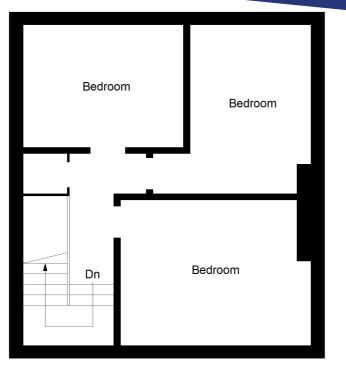
Double glazing throughout.

Council Tax Band

В

Viewing

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



Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 1HN. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IVI 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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

21 Burns Crescent Dingwall IV15 9QE

This three bedroomed semi-detached house is benefits from front and rear gardens, double glazing throughout and gas central heating.

OFFERS OVER £165,000

- The Property Shop, 20 Inglis Street, Inverness
- property@munronoble.com
- **\$** 01463 22 55 33
- 🔒 01463 22 51 65





Property Overview



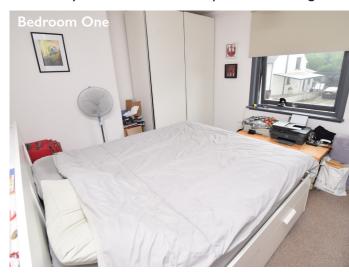
www.munronoble.com

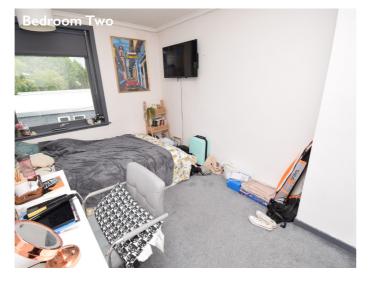


Property Description

Munro & Noble are delighted to present this great opportunity to purchase a well-proportioned, three bedroomed semi-detached house located in the market town of Dingwall. The property offers many pleasing features including gas central heating, double glazing, and front and rear gardens. This property is sure to appeal to a variety of purchasers, including first time buyers and young families. The accommodation is spread over two floors, with the ground floor comprising an entrance hall (with storage cupboard), a shower room, a kitchen, and a bright and spacious lounge. The kitchen comprises wall and base mounted units with worktops, a stainless-steel sink with mixer tap and drainer, an eye-level oven, and electric hob. Also included in the sale are a freestanding washing machine and dishwasher. From the entrance hall, stairs rise to the first-floor accommodation which consists of a landing (with a large storage cupboard and loft access) and three double bedrooms.

Externally, the front and rear gardens are laid to lawn, with the rear garden housing a patio area perfect for alfresco dining, along with a shed which provides ample storage space, and an extremely generous summer house complete with power and lighting. The 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 and two medical practices. 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.







Rooms & Dimensions

Entrance Hall

Lounge Approx 4.04m x 4.28m

Shower Room Approx 2.12m x 1.67m

Kitchen Approx 4.39m x 3<u>.05m</u>

Landing

Bedroom One Approx 3.71m x 3.45m

Bedroom Three Approx 3.55m x 2.87m

Bedroom Two Approx 3.95m 3.30m*

Shed Approx 2.85m x 8.14m

(*At widest point)





21 Burns Crescent, Dingwall, IV15 9QE