

**Services**

Mains water, electricity and drainage.

**Extras**

All carpets, fitted floor coverings and white goods. Some items of furniture are available.

**Heating**

Electric heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

C

**Viewing**

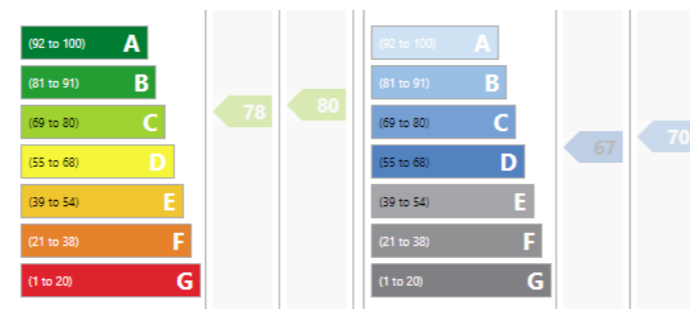
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £100,000  
A full Home Report is available via Munro & Noble website.



**67 Cambrai Court, Station Road  
Dingwall  
IV15 9XA**

A well proportioned, two bedroomed, first floor flat located within walking distance of Dingwall town centre.

**OFFERS OVER £98,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**



Electric 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.





**Property Description**

67 Cambrai Court is a two bedroomed first floor flat that will suit a variety of potential purchasers including first time buyers or those looking for a property with rental potential. The property has new carpets and flooring throughout, has been freshly painted, is fully double glazed, has electric heating and boasts a designated parking space, as well as there being additional parking for visitors. It is accessed off a well-kept communal stairwell and the accommodation within is well-presented throughout. It comprises an entrance vestibule, an entrance hall with ample storage provisions, two double bedrooms (both having fitted wardrobes), a bathroom and a bright and spacious lounge that has a kitchen off. The bathroom consists of a WC, a wash hand basin and a bathtub that has an electric shower over. The kitchen comprises wall and base mounted units with worktops, a stainless steel sink with mixer tap and drainer, an electric oven and hob with extractor fan over. Viewing is highly recommended to fully appreciate the size of the accommodation on offer. Dingwall boasts a variety of amenities including a busy High Street, a Tesco supermarket, a swimming pool/leisure centre, primary and secondary schooling and has a train station. The city of Inverness is located approximately 14 miles distant and boasts a wider range of shops and services.

**Rooms & Dimensions**

- Entrance Vestibule  
*Approx 1.27m x 1.01m*
- Entrance Hall
- Lounge  
*Approx 4.27m x 3.90m*
- Kitchen  
*Approx 3.31m x 1.91m*
- Bathroom  
*Approx 1.90m x 1.70m*
- Bedroom Two  
*Approx 2.84m x 3.21m*
- Bedroom One  
*Approx 3.59m x 3.58m*

