

£20,000 BELOW HOME REPORT VALUATION

Services

Mains water, drainage and electricity.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, a freezer and a tumble dryer.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

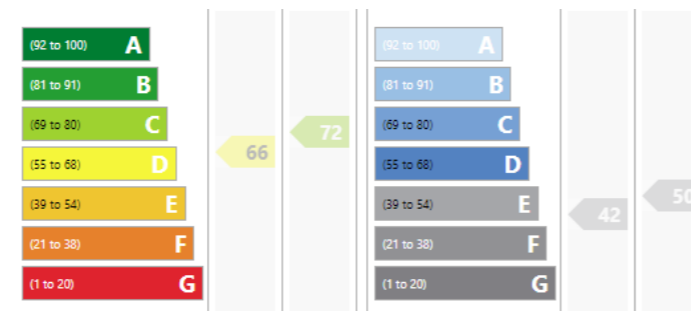
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £135,000
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.



**25 Fraser Road
Dingwall
IV15 9RE**

A three bedroomed, end-terraced villa located in the popular town of Dingwall. It is fully double glazed, has electric heating, solar panels, gardens and a single garage.

FIXED PRICE: £115,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

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01463 22 51 65

Property Overview

- End-Terraced Villa
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Electric
- Garden
- Garage
- Solar Panels



Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Property Description

Viewing of this three bedroomed, end-terraced villa is recommended to be able to appreciate the size of the accommodation on offer, as well as its convenient location. The flexible accommodation is well-proportioned throughout, and will appeal to a number of purchasers including young families and first time buyers. The ground floor comprises an entrance hall (with ample storage facilities) a kitchen/diner, a rear vestibule, a WC and a bright and airy lounge with an understairs storage cupboard. The kitchen/diner is fitted with wall and base mounted units with worktops and splashback tiling, a 1 1/2 sink with mixer tap and drainer and an integrated electric oven and hob with extractor hood over. Also included in the sale is the under counter freezer, a washing machine and a tumble dryer. The first floor accommodation has a landing with a shelving area, three good sized bedrooms (all having fitted wardrobes) and a shower room that boasts an electric shower, a wash hand basin within a vanity unit and a WC. Benefiting from electric central heating and double glazing, the property also has a single garage that has an up and over door.

Externally, the property has gardens to the front and rear elevations, with the garden to the front being enclosed by wooden fencing and is laid to lawn with a number of mature flowers. The rear elevation is mainly laid to lawn with a flower border and a decking area which is perfect to enjoy al-fresco dining. The town of Dingwall has a number of local amenities nearby including a train station, High Street shops, cafés, supermarket shopping, a Leisure & Community Centre and library, banks and a Post Office, two medical practices, a Hydrotherapy Pool and green leisure spaces. 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

Kitchen/Diner
Approx 6.15m x 2.52m

Lounge
Approx 4.15m x 4.21m

Rear Vestibule
Approx 1.61m x 1.80m

WC
Approx 0.93m x 2.46m

Landing

Bedroom One
Approx 3.05m x 3.09m

Bedroom Three
Approx 2.98m x 2.06m

Shower Room
Approx 1.26m x 2.50m

Bedroom Two
Approx 3.53m x 2.55m

