

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains, blinds and a freestanding fridge/freezer.

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

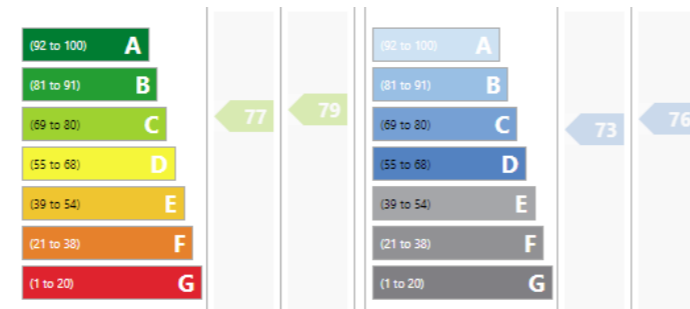
By mutual agreement.

Home Report

Home Report Valuation - £102,000
 A full Home Report is available via Munro & Noble website.

Factoring Fee

Approximately £200 per quarter and this also includes building insurance.



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

A two bedroomed, first floor flat located within walking distance of Dingwall town centre. The flat has an electric heating system, double glazing and boasts a designated parking space.

OFFERS OVER £101,000







The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- 
Flat
- 
2 Bedrooms
- 
1 Reception
- 
1 Shower Room
- 
Electric
- 
Resident's 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.



Lounge

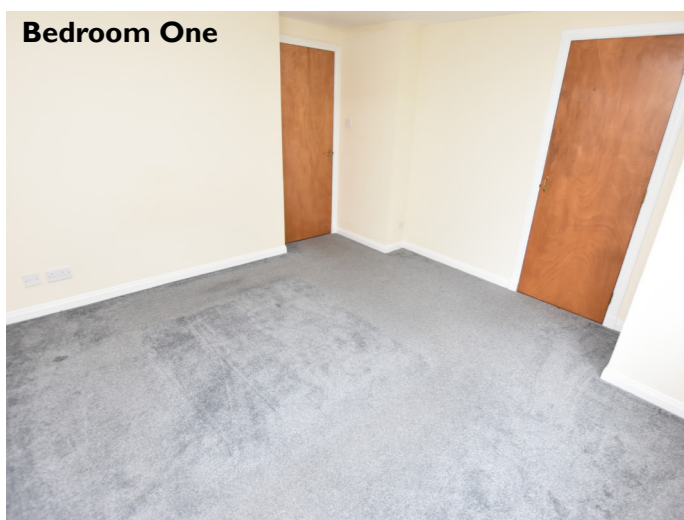


Kitchen

Property Description

61 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 excellent rental potential. The property is being sold with a freestanding fridge/freezer, carpets, fitted floor coverings, curtains and the blinds. It has electric central heating, double glazed windows and boasts a designated parking space. There are also parking spaces available for visitors. The accommodation within the flat consists of an entrance hall (with two storage cupboards), a bright and airy lounge, a kitchen, a shower room comprising a WC, a wash hand basin within a vanity unit and a corner shower cubical with electric shower and two double bedrooms both benefiting from fitted wardrobes. The kitchen comprises wall and base mounted units with worktops with complimentary splashback tiling, a stainless steel sink with mixer tap and drainer, and an under counter space for a washing machine. Viewing is highly recommend to fully appreciate the size of the accommodation within.

Dingwall boasts a variety of amenities including a busy High Street, a Tesco supermarket, 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.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Hall

Lounge

Approx 3.91m x 3.87m

Kitchen

Approx 3.29m x 1.86m

Shower Room

Approx 1.69m x 1.89m

Bedroom Two

Approx 2.87m x 3.24m

Bedroom One

Approx 3.55m x 3.59m



Kitchen



Shower Room