



**Services**

Mains gas, electricity, water, and drainage.

**Extras**

All carpets, fitted floor coverings, blinds, and all integrated kitchen appliances.

**Heating**

Gas central heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

E

**Viewing**

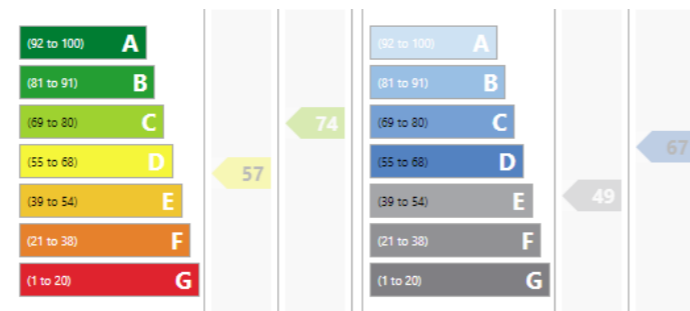
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £300,000  
 A full Home Report is available via Munro & Noble website.



**Riverside, 5 Craig Road  
 Dingwall  
 IV15 9LE**

*This immaculately presented four bedroomed semi-detached house boasts pleasing traditional features with modern amenities.*

**OFFERS OVER £297,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

🖨️ 01463 22 51 65

**Property Overview**

 Semi-Detached House	 4 Bedrooms	 3 Receptions	 Office Potential
 1 Bathroom	 Gas	 Garden	 Driveway

**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.

Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Kitchen/Diner



Kitchen/Diner



Dining Room



Family Room



WC



Lounge



### Property Description

Riverside is an immaculately presented traditional four bedroomed semi-detached house with generous front and rear garden grounds. Conveniently located within easy walking distance of Dingwall town centre, the property offers many pleasing features including gas central heating, double glazing throughout, a large driveway, and pleasing traditional features in keeping with the style and age of the property. Internally, the accommodation is bright and spacious, and has been beautifully maintained by the current owners in the interest of keeping and accentuating the character of the building while still boasting modern features and amenities. The property opens into an entrance vestibule that leads through to the entrance hall. This leads off into the front lounge which boasts a feature open fireplace, the dining room, the WC, and the kitchen. The fully fitted kitchen comprises wall and base mounted units with worktops and splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer, and integrated appliances including an electric oven and hob with extractor over, a fridge/freezer, and a dishwasher. The kitchen gives way to the rear extension. Added by the current owners, this beautifully bright and airy space makes the perfect addition to the property and is currently utilised as a family room with a study/office space, and a utility room. Patio doors lead from the sitting room into the rear garden. Upstairs, the first-floor landing leads off to the four double bedrooms, all of which are beautifully and individually characterised with their own unique flourishes. Completing the upstairs accommodation is the family bathroom which comprises a bath with mains shower over, a wc, a pedestal wash hand basin and a heated towel rail.

Externally, the property has generous front and rear gardens, both of which have been well maintained. The front garden is mostly laid to lawn with some beds with mature plants, while the rear garden is laid to lawn with a paved area directly outside the patio doors – perfect for al-fresco dining. Early viewing is essential to fully appreciate this highly desirable property.

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.18m x 2.20m

Entrance Hall

Lounge  
Approx 4.75m x 5.40m\*

Dining Room  
Approx 3.54m x 3.76m

WC  
Approx 1.16m x 1.17m

Kitchen/Diner  
Approx 4.73m x 3.64m

Family Room  
Approx 5.47m x 5.67m\*

Utility Room  
Approx 1.72m x 2.67m

Landing

Bedroom Two  
Approx 2.36m x 4.14m

Bedroom One  
Approx 3.68m x 4.02m

Bedroom Three  
Approx 3.65m x 3.88m

Bathroom  
Approx 2.73m x 1.90m\*

Bedroom Four  
Approx 3.69m x 3.21m

\*At widest point



Utility Room



Bathroom

