

Services

Mains water, electricity, gas and drainage.

Extras

All blinds and curtains.

Heating

Gas central heating.

Glazing

Double glazed windows.

Council Tax Band

B

Viewing

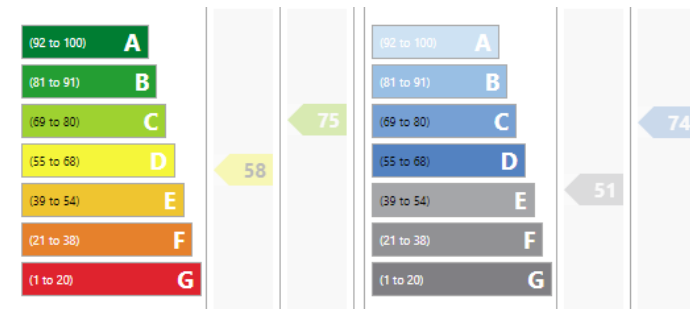
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £110,000
 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.

**9 Burns Crescent
 Dingwall
 IV15 9QE**

A three bedroomed, ground floor flat which requires modernisation and has a gardens to the front and rear.

OFFERS OVER £108,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Flat
- 3 Bedrooms
- 1 Reception
- 1 Wet Room
- Gas
- Garden
- On-Street Parking



Lounge/Diner



Kitchen

Property Description

Located in the town of Dingwall and within walking distance of the local amenities, this deceptively spacious three bedroomed ground floor flat has double glazing, gas heating, and gardens to the front and rear. The property requires a degree of modernisation, but once complete will suit a variety of potential purchasers including first time buyers, young families or buy-to-let investors. The well-proportioned accommodation boasts ample storage provisions, having a cupboard in the hallway and rear vestibule. The property comprises an entrance vestibule, an entrance hall, three double bedrooms, all of which have fitted wardrobes, a wet room which has a WC, a wash hand basin and an electric shower, a generous front facing lounge, a kitchen and a rear vestibule. The kitchen is fitted with wall and base mounted units with worktops and splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer, and there is further under-counter space for white goods.

Externally, the rear garden is enclosed by wooden fencing with mature plants and shrubs. It is laid to lawn, with a patio area and garden shed, whilst the front elevation is laid to lawn with a mature flower border. Dingwall boasts a variety of amenities including a busy High Street, two major supermarkets, 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
- Entrance Hall
- Bedroom Three
Approx 3.26m x 2.68m
- Bedroom Two
Approx 3.16m x 3.19m
- Lounge/Diner
Approx 4.32m x 3.55m
- Kitchen
Approx 3.02m x 3.04m
- Rear Vestibule
Approx 0.87m x 1.60m
- Wet Room
Approx 1.72m x 1.78m
- Bedroom One
Approx 3.12m x 4.14m



Wet Room



Bedroom One



Bedroom Two

