

Services

Mains gas, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, tumble dryer and stair lift is available under separate negotiation.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

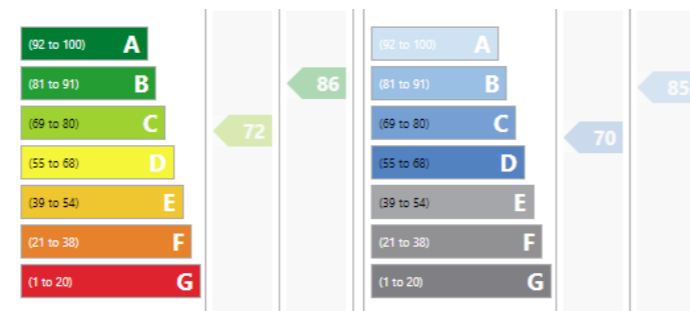
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
 A full Home Report is available via Munro & Noble website.



62 Macrae Crescent
Dingwall
IV15 9NY

A two bedroomed, mid-terraced villa which benefits from double glazed windows, gas central heating and a driveway.

OFFERS OVER £130,000

The Property Shop, 20 Inglis Street, Inverness

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Property Overview

- Mid-Terraced Villa
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- Gas
- Garden
- Driveway

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge/Diner



Shower Room

Property Description

This immaculate two bedroomed, mid-terraced villa is located in the popular town of Dingwall, and is fully double glazed, has gas central heating and views over the countryside and beyond. The property boasts a driveway to the front elevation which is laid to gravel, and also benefits from a garden to the rear elevation and viewing is highly recommended to appreciate the size of the accommodation within. Spread over two floors, the ground floor consists of an entrance hall (with under stairs cupboard) a lounge/diner, which with the clever use of glazing allows in a natural abundance of light and a feature electric fire set within a wooden surround on a tiled hearth, a kitchen and a handy utility area which leads to the rear elevation. The stylish kitchen has been finished to a high standard and provides ample storage space with sleek wall and base mounted units and worktops and is fitted with complimentary splashbacks, and 1 1/2 stainless steel sink with mixer tap and drainer. The integrated goods include an eye-level oven, a microwave, a fridge-freezer and a gas hob with extractor hood over.

The first floor accommodation has a landing (with access to the loft) and two bright and spacious double bedrooms, both having built-in wardrobes. Completing the accommodation is the modern shower room which is partially wet walled, has a WC, a wash hand basin within a vanity unit and a corner shower cubical with mains shower.

Externally, the rear elevation is fully enclosed by timber fencing and is partially laid to lawn. There is a patio area perfect for al-fresco dining, which is complimented by flowers and mature plants. Sited here is a shed, which is included in the sale. Early viewing is highly recommended.

The local amenities within Dingwall including a train station, High Street shops, cafés, the museum, supermarket shopping, the Leisure & Community Centre and library. Also nearby are banks, a Post Office, two medical practices and a Hydrotherapy Pool. Primary and secondary schooling are both located within the town. Dingwall is also within easy commuting distance of the city of Inverness approximately 14 miles away where there is a more comprehensive range of amenities including Eastgate Shopping Centre and the Eden Court Theatre.



Lounge/Diner



Utility Room

- Rooms & Dimensions**
- Entrance Vestibule
 - Lounge/Diner
Approx 5.68m x 3.83m*
 - Kitchen
Approx 3.68m x 2.16m*
 - Utility Room
Approx 1.72m x 1.15m
 - Landing
 - Bedroom One
Approx 4.47m x 2.84m
 - Bedroom Two
Approx 2.74m x 3.98m
 - Shower Room
Approx 2.04m x 1.68m
- *At widest point

