



Bedroom

Ground Floor

Services

Mains water, drainage, gas and electricity.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Gas central heating.

Glazing

Double glazing througout.

Council Tax Band

B

Viewing

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

First Floor

Entry

By mutual agreement.

Home Report

Home Report Valuation - £145,000 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IVI 1HN. Telephone 01463 225533 OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IVI 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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.



28 Deas Avenue Dingwall **IV159RF**

A three bedroomed, end-terraced villa with single garage and garden grounds, that is located in the popular town of Dingwall.

OFFERS OVER £140,000

- **Q** The Property Shop, 20 Inglis Street, Inverness
- property@munronoble.com
- **C** 01463 22 55 33
- **→** 01463 22 51 65



Property Overview



www.munronoble.com











Property Description

This appealing three bedroomed, end-terrace villa is located in the popular town of Dingwall and will suit a variety of purchasers looking for a family sized home. The property benefits from a modern fitted kitchen and shower room, gas central heating, double glazing, views over the surrounding countryside and a single garage located at the rear elevation. The accommodation within is well-proportioned throughout and is spread over two floors with the ground floor comprising an entrance hall, and a bright and spacious open plan kitchen/lounge and dining room. Completing the ground floor accommodation is rear porch which benefits from a handy storage cupboard. The kitchen area has sleek, wall and base mounted units with worktops, a stainless steel sink with mixer tap and drainer, and included in the sale is the free-standing electric cooker with extractor hood over. The lounge/dining area is a great space for entertaining and with the clever use of glazing allows in a natural abundance of light to flood the room throughout the day. On the first floor is the landing area (with ample storage provisions), and three bedrooms, with two of the bedrooms having fitted storage facilities. The bright and fresh shower room comprises a WC, a wash hand basin within a vanity unit and a corner shower cubical with mains shower.

Externally, the front garden is laid to lawn with hedging that provides privacy while the rear garden is off low maintenance being fully enclosed by timber fencing and laid to gravel with a patio area, perfectly positioned to enjoy the warm summer days and evenings. The property has a single garage to the rear which benefits from power and lighting.

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.





Rooms & Dimensions

Entrance Hall

Shower Room

Kitchen/Diner Area Approx 6.17m x 2.53m

Lounge Area Approx 3.04m x 4.22m

Rear Porch Approx 1.84m x 1.58m

Landing

Bedroom Two Approx 4.05m x 2.53m

Shower Room Approx 1.96m x 1.91m

Bedroom Three Approx 3.02m x 2.75m

Bedroom One Approx 3.04m x 3.00m

Garage Approx 2.58m x 5.56m









28 Deas Avenue, Dingwall, IV15 9RF