



121 Deas Avenue, Dingwall, IV15 9RP

Offers over £145,000



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**CURTIS**   
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ESTATE AGENTS



Offers over £145,000

# 121 Deas Avenue

Dingwall, IV15 9RP

- MID TERRACE
- FITTED KITCHEN
- LOUNGE
- GAS FIRED CENTRAL HEATING
- SINGLE GARAGE
- THREE BEDROOMS
- MODERN SHOWER ROOM
- DINING ROOM
- DOUBLE GLAZED WINDOWS
- FRONT AND REAR GARDENS

An opportunity to purchase a three bedroom mid terrace property located in Dingwall. The property offers many pleasing features including a fitted kitchen, double glazed windows and gas fired central heating. There is also a modern shower room, a single garage and gardens to front and rear. The accommodation is well proportioned throughout and will appeal to a wide range of prospective purchasers including those looking for a home or a property with letting potential. Viewing is highly recommended to fully appreciate.

## Gardens

The front garden has been laid with stones for easy maintenance and is enclosed by fencing with gated access and a path leading to the front door. The rear garden has two tiers and enjoys a paved patio area with steps down to an area laid with stones, together with a well stocked flower bed featuring a selection of heathers and conifers. Access to the garage can be found at the rear of the property.



## ACCOMMODATION

### ENTRANCE HALL

KITCHEN 11'7" x 8'3" (3.55m x 2.54m)

DINING ROOM 8'4" x 7'8" (2.55m x 2.35m)

LOUNGE 13'3" x 11'0" (4.04m x 3.36m)

BEDROOM ONE 11'8" x 10'11" (3.57m x 3.35m)

BEDROOM TWO 12'11" x 8'4" (3.96m x 2.55m)

BEDROOM THREE 9'3" x 8'0" (2.82m x 2.44m)

SHOWER ROOM 6'3" x 4'11" (1.92m x 1.52m)





## Location

Dingwall, the county town of Ross-shire boasts a variety of facilities including shops, cafes, restaurants, hotels, a health centre, banks, a post office and a train station. The town also benefits from a leisure centre which has a swimming pool. Both primary and secondary schooling are available in the town and are within easy walking distance. Inverness, the main business and commercial centre for the Highlands, is within commuting distance and offers extensive shopping, entertainment and leisure facilities. Dingwall also has frequent bus and rail links with Inverness and the north. Inverness Airport is less than 25 miles away, offering a number of domestic and European flights.

Extras: All fitted carpets and floor coverings.

Entry: By mutual agreement.

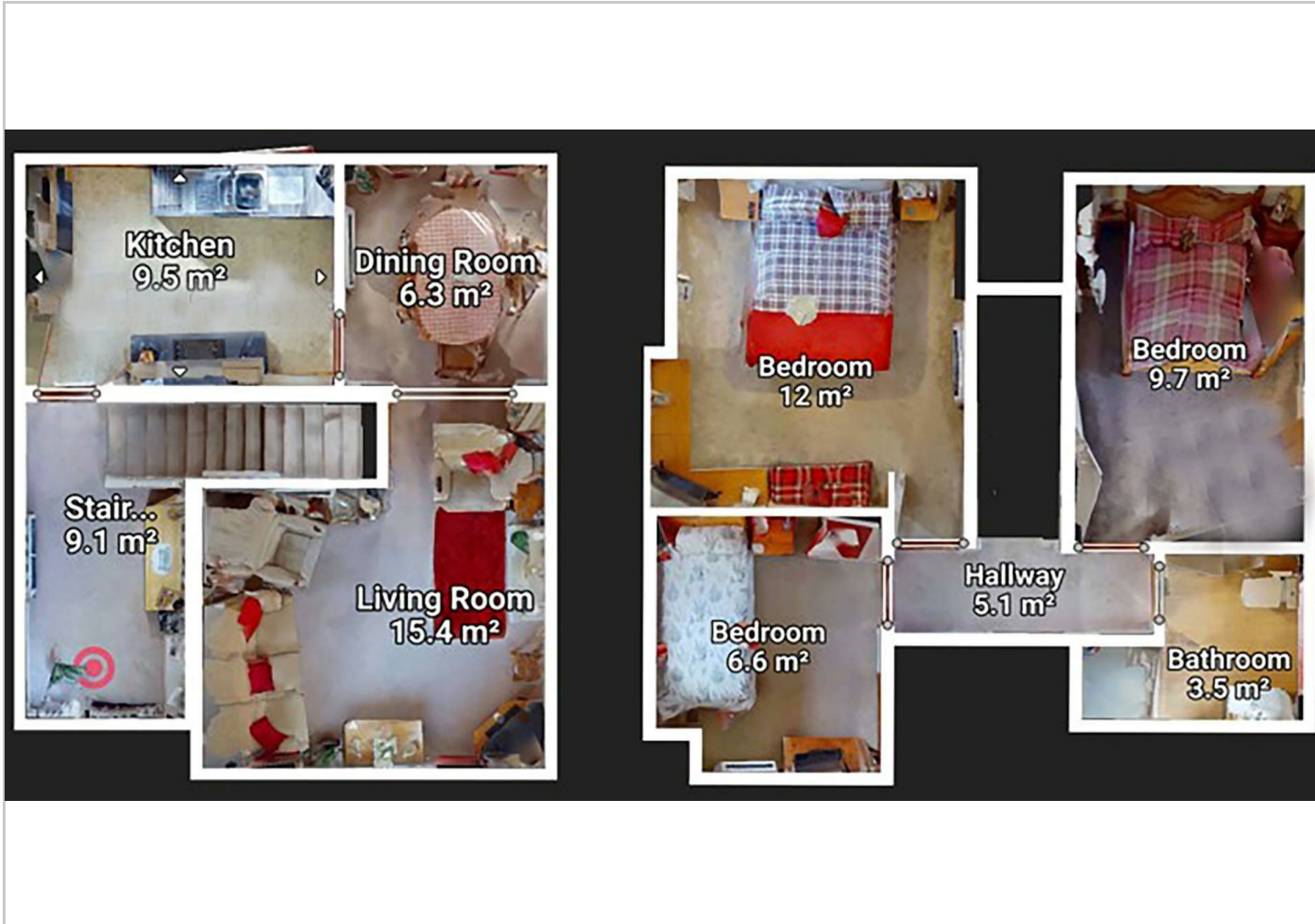
Services: Mains electricity, gas, water and drainage.

Council Tax Band: B

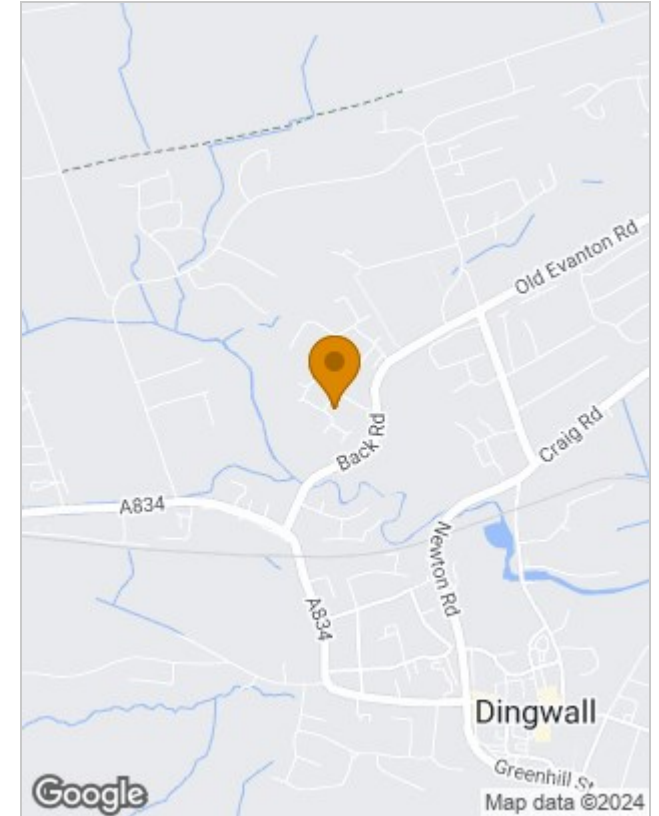




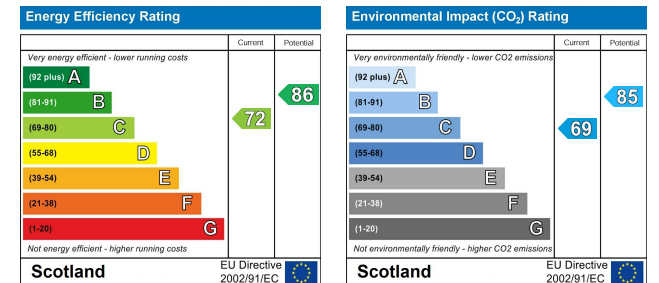
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.