



## 36 DEAS AVENUE DINGWALL, IV15 9RF

**£160,000**  
OFFERS OVER

This impressive 4-bedroom home spans three floors, featuring an open-plan kitchen/diner, spacious lounge, and a downstairs WC. The middle floor offers three bedrooms and a modern family bathroom, while the top floor provides an additional large bedroom. The property also includes driveway parking and a garage.



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## 36 DEAS AVENUE

- FOUR BEDROOM END TERRACED HOUSE • OFF STREET PARKING • STYLISH KITCHEN/DINER • MODERN BATHROOM • DOWNSTAIRS WC • SPACIOUS LOUNGE • PRIVATE FRONT AND REAR GARDEN • GARAGE • COUNCIL TAX BAND C • EPC BAND E



This stunning 4-bedroom home offers ample living space across three floors. The ground floor features a stylish open-plan kitchen/diner, perfect for modern living, along with a spacious lounge ideal for relaxation. A convenient downstairs WC completes this level.

On the middle floor, you'll find three well-proportioned bedrooms, alongside a contemporary family bathroom. The top floor hosts another spacious bedroom, offering added privacy and versatility.

Externally, the property benefits from driveway parking and a garage, providing plenty of space for vehicles and storage.

Nestled in the beautiful Scottish Highlands, Dingwall is a charming market town offering a blend of rich history and modern conveniences. The town is well-served by a variety of local amenities, including supermarkets, independent shops, cafes, and restaurants, catering to all your daily needs. For those seeking leisure and fitness options, the Dingwall Leisure Centre features a gym, swimming pool, and sports facilities.

Families will appreciate the excellent educational facilities, with Dingwall Primary School and Dingwall

Academy both providing quality education for children of all ages.

Dingwall is also ideally positioned for transport links. The town's railway station offers regular services to Inverness, just a short 25-minute train ride away, as well as connections to the north and west Highlands. For those travelling by car, the A9 and A835 roads provide easy access to Inverness, the Black Isle, and beyond. Regular bus services also operate throughout the town and surrounding areas.

With its stunning Highland backdrop, friendly community, and excellent amenities, Dingwall offers the perfect balance of rural charm and modern convenience.

Council Tax Band C  
EPC Band E

To Book A Viewing Call the office on 01463 710 151

Home Report Available By Contacting  
[invernesssales@homesweethomemoves.co.uk](mailto:invernesssales@homesweethomemoves.co.uk)

Entry Is By Mutual Agreement.

Viewing By Appointment Through Home Sweet



Home on [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

Any offers should be submitted in Scottish legal form to [hello@homesweethomemoves.co.uk](mailto:hello@homesweethomemoves.co.uk)

These particulars, whilst believed to be correct do not and cannot form part of any contract. The measurements have been taken using a sonic tape measure and therefore are for guidance only.



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Illustration For Identification Purposes Only. Not To Scale (ID:1137078 / Ref:89476)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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