



**19 Bridgend Close, DINGWALL, IV15 9AE**

**Offers Over £185,000**

**REF: HSPC**







Situated in the popular market town of Dingwall, this spacious, three-bedroom, link attached property is within walking distance of excellent facilities and the High Street. The property benefits from triple glazing, Hive controlled gas-fired central heating and a private rear garden. With well-proportioned rooms and ample storage, this property represents a very comfortable family home.

Viewing is highly recommended to fully appreciate the living space on offer and convenient location.

The accommodation consists of: a bright front facing lounge; a very well appointed kitchen/diner with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, gas hob, electric oven, integrated dishwasher, fridge & freezer, space for washing machine, large store cupboard and doors opening to the rear garden; cloakroom comprising a WC and wash hand basin; on the upper floor are three good sized bedrooms, all with fitted storage and family bathroom comprising a three piece suite in white and free standing mains fed shower.

A fully enclosed garden area to the rear of the property is mainly laid out for low maintenance and offers a good degree of privacy as it backs onto woodland. A decked area provides an ideal venue for al fresco dining. There is also a clothes drying line and substantial garden shed. There is ample communal parking available to the front of the property with additional parking available for visitors.

The property is within easy reach of excellent facilities including supermarkets, banks, Post Office, hotels, cafes and a High Street offering an excellent range of retail outlets. Dingwall also boasts a community centre with swimming pool and community hospital. Education is provided at Dingwall Primary School or Dingwall Academy, both of which are within very easy walking distance.

Inverness, the main business and commercial centre in the Highlands, is within easy community distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

<b>Kitchen</b>	<b>5.49m x 3.63m (18'0 x 11'11)</b>
<b>Lounge</b>	<b>6.28m x 5.56m (20'6 x 18'3)</b>
<b>Bedroom 1</b>	<b>4.47m x 3.64m (14'8 x 11'11)</b>
<b>Bedroom 2</b>	<b>3.76m x 3.21m (12'3 x 10'6)</b>

<b>Bedroom 3</b>	<b>3.33m x 2.59m (10'11 x 8'6)</b>
<b>Bathroom</b>	<b>2.84m x 2.45m (9'3 x 8'0)</b>
<b>WC</b>	<b>1.87m x 1.11m (6'2 x 3'8)</b>





**General**

All floor coverings, blinds, integrated items and garden shed are included in the asking price.

**Services**

Mains water, drainage, gas and electric.

**Council Tax**

Council Tax Band D

**EPC Rating**

C

**Post Code**

IV15 9AE

**Entry**

By mutual agreement.

**Viewing**

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

**Reference**

TS/JD/ANDE0261/1

**Price**

Offers Over £185,000

**Directions**

From Inverness, take the A9 North and follow the signs to Dingwall. Turn left at the second set of lights. Cross the railway track and take second right into Bridgend Close and the property is towards the bottom of the street on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

