

**24 Old Distillery,
Dingwall, IV15
9XE**



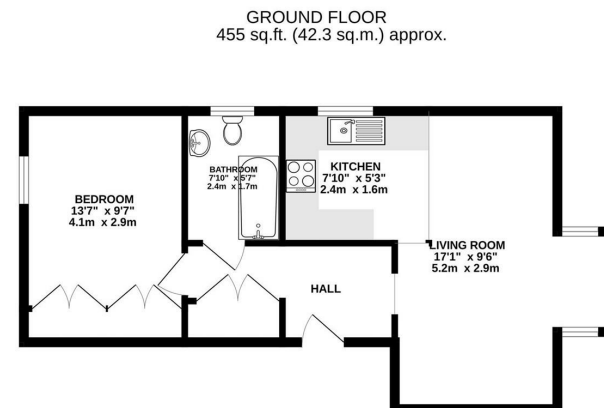
Offers Over £88,000



A fantastic opportunity to acquire this bright one bedroom upper flat, offering truly stunning views over the Firth. With generous, well-proportioned accommodation and a host of recent improvements, this property represents an excellent purchase for first time buyers and investors alike.

The open plan lounge/kitchen/diner, is a bright and versatile living space filled with natural light and enjoying those enviable views over the Firth. The kitchen area is well-equipped with an electric hob, electric oven, extractor, washing machine and dishwasher, with space provided for a fridge/freezer. The spacious double bedroom benefits from fitted storage, and there is further storage within the hallway. The modern bathroom completes the accommodation. Throughout the property, newly fitted uPVC double glazed windows enhance both the energy efficiency and the visual appeal of the home, while electric heating provides comfortable warmth year-round. A loft space offers useful additional storage, and communal parking is available to residents. Overall, this is a superb, move-in ready property in an enviable position.

- Upper flat with stunning views over the firth
- Newly fitted uPVC double glazed windows throughout
- Ideal purchase for first time buyers or investors
- Open plan lounge/kitchen/diner , double bedroom, bathroom
- Allocated carpark space and communal garden
- EPC Band D



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Integrated appliances include the electric hob, electric oven, extractor, washing machine and dishwasher.

Services: Mains electricity, water and drainage. Telephone and broadband.

Council Tax: B

Floor Area: 473.61 sq ft

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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