

This flexible semi-detached Dingwall home and business opportunity is situated in within easy walking distance of the High Street, the Leisure Centre which has a swimming pool, Primary and Secondary schools. The area around offers a variety of facilities including supermarkets, hotels, local shops, restaurants, coffee shops, pubs and fast-food outlets. Dingwall has regular busses and trains to both north and south and Inverness is easily reached by car.

Part of the property is currently licensed for Short-Term Letting, comprising a one-bedroom suite with shower room and guest facilities including a spacious conservatory / breakfast room, creating a self-contained area for visiting guests. This makes an attractive opportunity for buyers looking to generate income from the thriving Highland tourism market, particularly to the iconic NC500 route. We are advised that the Short-Term Letting Licence may be transferable on application.

Externally, the property benefits from a gravel garden area to the front with off-road parking. To the rear is a multi-level garden featuring decking, a shed and a paved patio area, providing appealing outdoor space for owners. With its flexible layout, established letting set-up and excellent location for visitors, the property offers a rare chance to combine cozy living with a ready-made holiday-let income.

Directions: From Inverness head north on the A9. At the Tore Roundabout take the second exit for Ullapool / Dingwall. Continue to the next roundabout and take the third exit into Station Road. Continue for a mile and take the slip road on your left where you will find No. 7 Greenhill Street.

What3words app: [///acrobatic.computer.essay](https://www.what3words.com////acrobatic.computer.essay)

Services: Mains electricity, gas, water and drainage.

Council Tax— D

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm -11pm. Saturday 8am -11pm & Sunday 8am—11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Carpets, curtains, blinds, and integrated kitchen appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.




FOR SALE

HIGHLAND HOMES
by Middleton Ross



7 Greenhill Street, Dingwall, IV15 9JQ

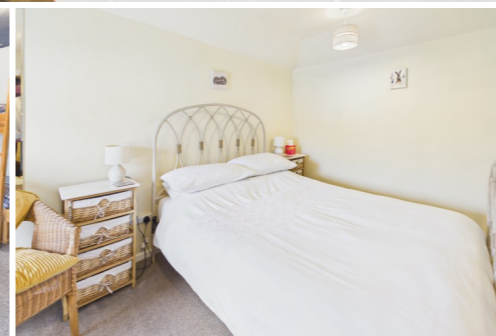
Offers Over £245,000

- Semi-Detached Villa
- Guest Suite (For Short Term Let)
- 4 Bedrooms
- Family Bathroom
- Kitchen / Diner
- Currently Operating Short Term Letting
- Gas Central Heating and Double Glazing
- Conservatory / Breakfast Room
- Off-Road Parking
- EPC Rating Band D



01349 865125

highlandhomes.co.uk



7 Greenhill Street, Dingwall, IV15 9JQ

Offers Over £245,000

Flexible property with business potential, conveniently situated on the NC500 route. Ideal for generating an income or as a large family dwelling. Viewing recommended for this high potential home.



Approximate Floor Area 142m²