

This detached split level villa is situated in a highly regarded residential area consisting of similar style houses and within walking distance of the High Street, Leisure Centre which has a swimming pool, Primary and Secondary schools. The town offers a variety of facilities including national supermarkets, hotels, independent shops, restaurants, coffee shops, pubs and fast food outlets. Dingwall benefits from regular bus and train services to both north and south and Inverness is an easy commute by car.

This property which was built in 1972 is in walk-in condition and has just been redecorated and re-carpeted throughout. The living quarters are bright and well appointed. There is ample storage space throughout the property and there is a room with a WC above the garage which has a separate entrance providing an opportunity for an Air B&B, third bedroom or annex it also has a small garden area. There is parking 2-3 cars in the driveway and garage. To the front there is an attractive garden with some mature trees. To the rear the garden has a high retaining wall for which a completion certificate has just been obtained, this area is currently laid to chip stone and is a sun trap. The property has two bedrooms. Double doors from the landing lead out to the private rear garden which has ample room for seating and hosting barbecues.

**Directions:** On entering Dingwall from Maryburgh you will go through three sets of traffic lights, continue on past the Tesco Store on the right and go straight through the next set of lights, just after Halfords on the right, you will see St. Catherine's which is the last house on the left on leaving the town. From the east, it's the first house on the right past the 'Welcome to Dingwall' Sign.

If using the What3Words app enter:

[///carefully.waving.shelter](https://www.what3words.com/#!/en/@@@carefully.waving.shelter)

Services: Mains electricity, gas, water and drainage.

Council Tax— D

A Home Report is available at [www.OneSurvey.org](http://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 7am to 9am and 5pm to 11pm.

Saturday and Sunday 8am to 11pm

Email: [property@middletonross.co.uk](mailto: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](mailto:property@highlandhomes.co.uk).

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. 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



**St. Catherine's, Craig Road, Dingwall, Ross-shire, IV15 9LF**

**Offers Over £255,000**

- Detached Split-Level House
- Lounge/Diner
- Kitchen/Diner
- Two Bedrooms
- Bathroom
- Utility Room
- Landing
- Gas Central Heating
- Double Glazing
- Gardens Surrounding House
- Garage
- Room Above Garage with WC
- Large Driveway
- EPC Rating Band D

01349 865125  
**highlandhomes.co.uk**

REF 18  
HSPC 61886



Mansefield House, 7 High Street  
Dingwall, Ross-shire, IV15 9HJ

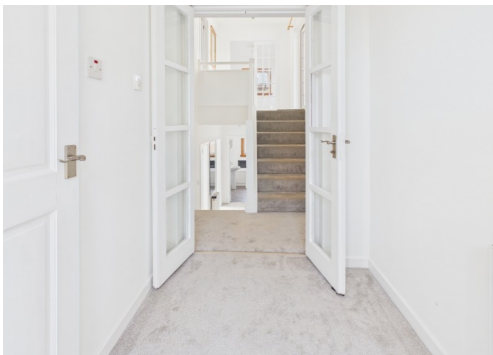
Tel: 01349 865125 (Property)  
Tel: 01349 862214 (Main)

Email: [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk)  
Web: [highlandhomes.co.uk](http://highlandhomes.co.uk)



01349 865125

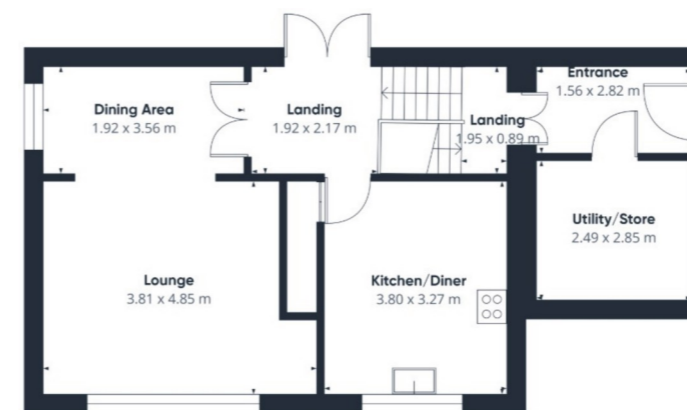
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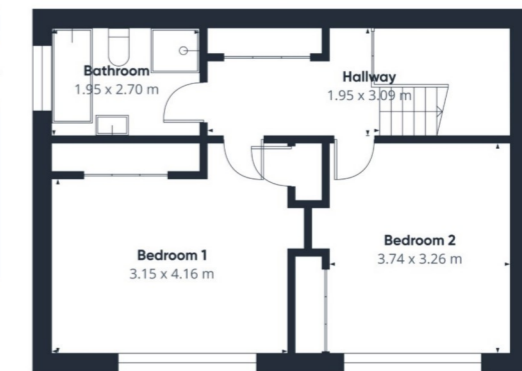
St. Catherine's, Craig Road, Dingwall, Ross-shire, IV15 9LF

Offers Over £255,000

Detached split level house with garage annex which is in walk-in condition situated at the eastern edge of Dingwall.



Upper Floor



Lower Floor

Approximate Floor Area 110m<sup>2</sup>