

This semi-detached house is situated in a highly regarded and secluded residential cul-de-sac which consists of similar style houses and within easy walking distance of the High Street, Leisure Centre which has a swimming pool, national supermarkets, Primary and Secondary schools. There are regular bus services to Dingwall and beyond with three bus stops within just a five minute walk from the house. Dingwall offers a wide variety of facilities including supermarkets, independent shops, restaurants, hotels, coffee shops & cafes, pubs and food outlets. Dingwall has regular bus and train services to both north and south. Inverness is within easy commuting distance by car or public transport.

Built around the mid 1970's this property is in immaculate condition, is beautifully decorated throughout and has been very well maintained. The living quarters, being south facing are very bright and well appointed. There is plenty of storage space throughout the property. Parking for 2-3 cars is provided on the driveway and the single garage. To the front there is an attractive garden laid to lawn and to the rear the garden is an array of colour with beautiful border plants and shrubs which is mostly laid to lawn and with a decked patio area. With the schools and sports centre being so close to this house it would provide an ideal and safe location to bring up a family.

**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 turn left at the next set of lights then take the first right into Academy Park. The house is the fourth on the left side of the road. From the north, turn right at the first set of lights then follow the directions above.

If using the What3Words app enter:

[//////life.postcard.worksheet](https://www.what3words.com/#!/life.postcard.worksheet)

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

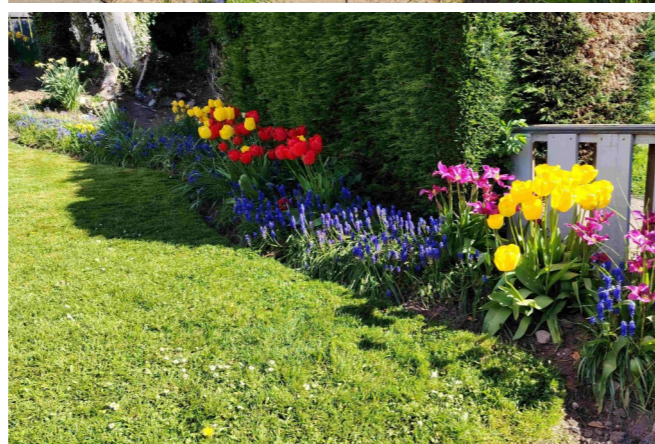
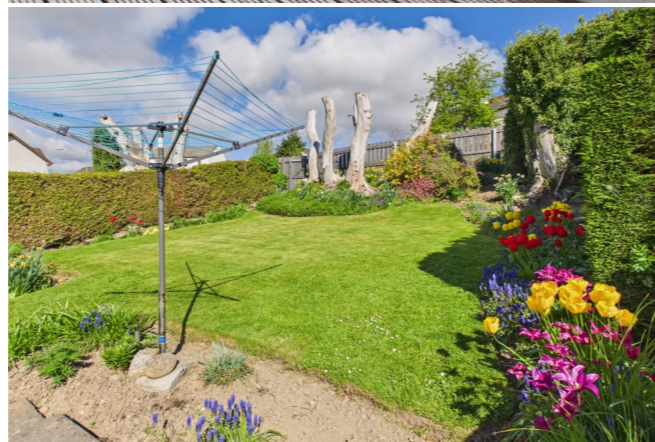
Monday to Friday 7am to 9am and 5pm to 11pm.

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



**3 Academy Park, Dingwall, Ross-shire, IV15 9LZ**

**Offers Over £190,000**

- **Semi-Detached House**
- **Lounge**
- **Kitchen/Diner**
- **Three Bedrooms**
- **Bathroom**
- **Ample Storage**
- **Landing**
- **Close to all Local Amenities**
- **Gas Central Heating**
- **Double Glazing**
- **Gardens to Front & Back**
- **Garage**
- **Driveway**
- **EPC Rating Band C**

01349 865125  
**highlandhomes.co.uk**

REF 29  
HSPC 61907



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)



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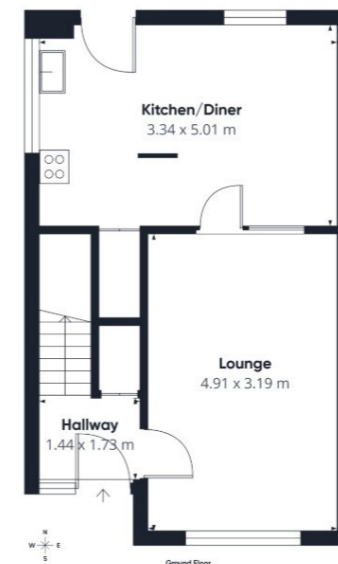
highlandhomes.co.uk



3 Academy Park, Dingwall, Ross-shire, IV15 9LZ

Offers Over £190,000

Immaculate Semi-Detached house with garage in a quiet yet central location close to all amenities and schools in Dingwall.



Approximate Floor Area 80m<sup>2</sup>