

This mid terrace ex local authority property is situated in a residential area which consists of similar style houses and is within easy walking distance of the High Street, Leisure Centre which has a swimming pool and supermarkets. There are regular bus services to Dingwall and beyond with bus stops within just a two minute walk from the house. Dingwall offers a 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 in 1970 this property is in good condition but would benefit from some redecoration and modernisation. The living quarters are bright and well appointed and there is ample storage space. The property sits on the periphery of the development and has an open outlook to the front. The house is a couple of minutes walk to both primary and secondary schools making this an ideal house for a young family, there is also a convenience store and a fast food outlet close by. The house has electric warm air heating on the ground floor and storage heaters on the first floor, the interlinked smoke alarms have been installed. There is a garage for off road parking and plenty of communal parking to the rear.

Directions: On entering Dingwall from Maryburgh turn left at the second set of traffic lights, continue straight along the road past the police station then go over the level crossing and take the first right into Bridgend Avenue, continue up the hill then take the second left into Fraser Road, the house faces the main road.

If using the What3Words app enter:

///schools.wheat.trinkets

Services: Mains, electricity, water and drainage.

Council Tax— B

A Home Report is available from One Survey

To arrange a viewing call Middleton Ross on 01349 865125

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

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.

Floor coverings, curtains, blinds and integrated 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.




HIGHLAND HOMES
by Middleton Ross

FOR SALE



12 Fraser Road, Dingwall, Ross-shire, IV15 9RE

Offers Over £130,000

- Mid Terrace House
- Large Entrance Hall
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Close to all Local Amenities
- Electric Heating
- Double Glazing
- Gardens to the Front and Back
- Garage
- EPC Rating Band E

01349 865125
highlandhomes.co.uk

REF 48



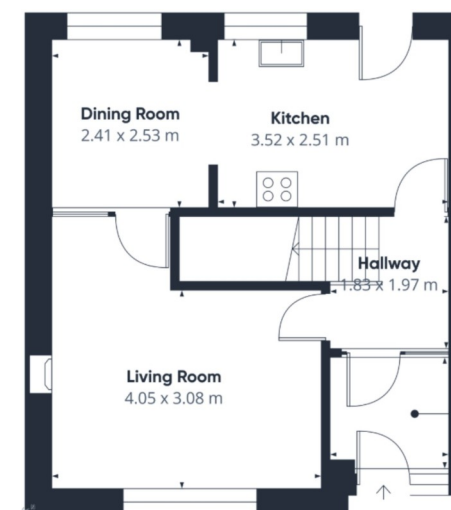
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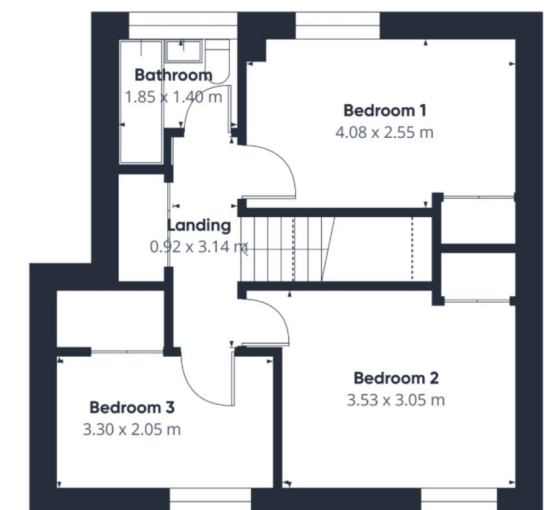
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Offers Over £130,000

Mid terraced house with garage on the periphery of the Tulloch housing development close to all amenities.



Ground Floor



First Floor

Approximate
Floor Area
??m²