

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 was built in the year 2000 and is in excellent condition throughout. The living accommodation is spacious and decorated in neutral colours with all the rooms having a high quality finish. Parking is provided for 3-4 cars in the driveway and there is also an integrated double garage. There is an attractive garden with an array of colourful flowers and shrubs which surrounds the property from where views towards the Cromarty Firth and the Black isle beyond can be enjoyed. The property has three bedrooms one of which is en-suite and there is a fourth room currently used as an office which could be a fourth bedroom. Double doors from the kitchen lead out to a rear terrace which has ample room for seating and hosting barbecues. There is gas central heating and double glazing, the interlinked smoke alarms have been fitted.

**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, travel to the top of the hill and turn right, continue on for 0.6 mile, number 71 is on the left hand side.

If using the What3Words app enter:

[///dome.commit.jogged](https://www.what3words.com/dome.commit.jogged)

Services: Mains electricity, gas, water and drainage.

Council Tax— F

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



**71 Old Evanton Road, Dingwall, Ross-shire, IV15 9RB**

**Offers Over £370,000**

- Detached Split-Level House
- Lounge
- Dining/Sitting Room
- Kitchen/Diner
- Three Bedrooms (One En-suite)
- Study/Bedroom 4
- Bathroom
- Shower Room
- Terrace
- Utility Room
- Gas Central Heating
- Double Glazing
- Gardens Surrounding House
- Double Garage with Workshop
- Large Driveway
- EPC Rating Band C

01349 865125  
**highlandhomes.co.uk**

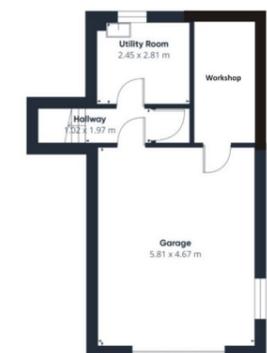
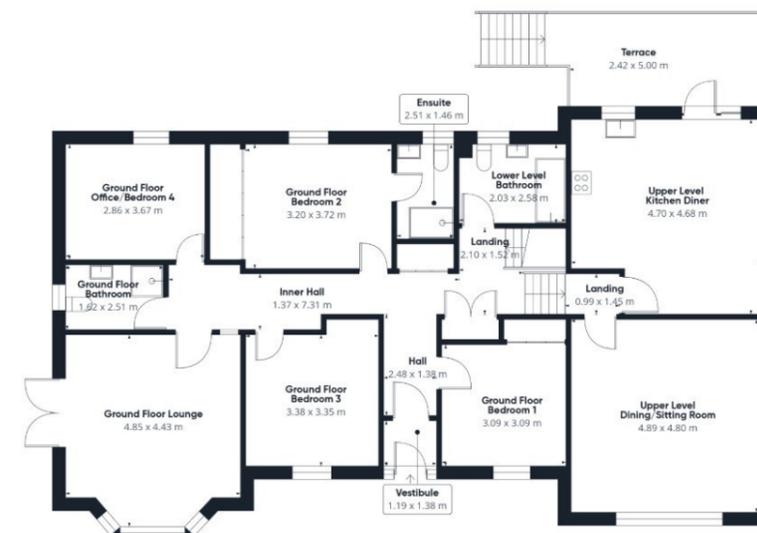
REF 22  
HSPC 61817



**71 Old Evanton Road, Dingwall, Ross-shire, IV15 9RB**

**Offers Over £370,000**

Modern detached split level house in an elevated position offering wonderful views of Dingwall and surrounding hillsides, the Cromarty Firth and the Black Isle beyond.



Approximate Floor Area 164m<sup>2</sup>