

**Services**

Mains water, electricity, gas and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds.

**Heating**

Gas central heating.

**Glazing**

Triple glazed windows throughout.

**Council Tax Band**

D

**Viewing**

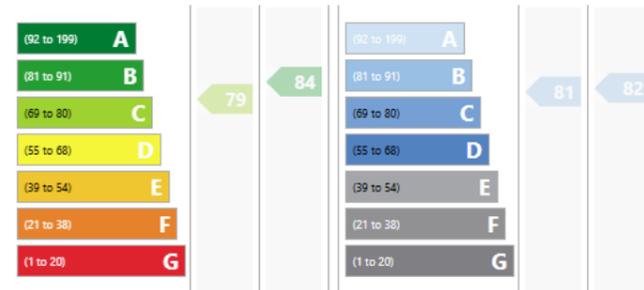
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £200,000  
 A full Home Report is available via Munro & Noble website.



**2 Bridgend Court  
 Dingwall  
 IV15 9AB**

An opportunity to purchase a three bedroomed mid-terraced villa located in the popular town of Dingwall, boasting triple glazing and off-street parking.

**OFFERS OVER £197,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01463 22 55 33

📞 01463 22 51 65

**Property Overview**

-   
Mid-Terraced House
-   
3 Bedrooms
-   
1 Reception
-   
1 Bathroom
-   
Gas
-   
Garden
-   
Parking

**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533  
**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.  
**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.  
**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Kitchen/Diner**



**Kitchen/Diner**



**Bedroom One**



**Bedroom Two**





Lounge



Bathroom

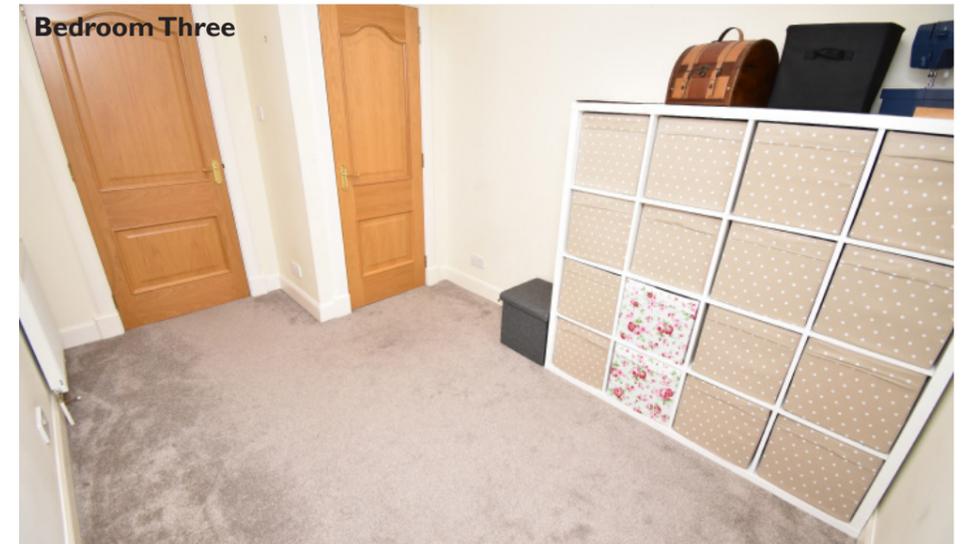
**Property Description**

This well presented, mid-terraced three bedroomed property is located in the popular town of Dingwall and lies within easy reach of many local amenities, and will suit those looking for a comfortable, family sized home. Inside, the accommodation is spread over two floors and benefits from a modern fitted kitchen/diner, gas central heating, triple glazing, and off-street parking. The ground floor comprises an entrance hall, a W/C, a bright and spacious kitchen/diner, and a sizeable lounge that has stairs leading to the first floor. This welcoming room allows a natural abundance of light to flood the room throughout the day and is a cosy space for relaxing. The kitchen offers adequate space for a large table and chairs and is ideal for entertaining family and dining, while also having French doors leading out to the rear garden, offering an indoor/outdoor living. It is fitted with modern wooden effect worktops and has a stainless-steel sink with mixer tap and drainer, and a storage cupboard. Integral goods include an electric oven and hob with extractor fan over, a fridge-freezer, washing machine and a dishwasher. On the first floor can be found a landing, off which is a bathroom and three bedrooms, all of which benefit from fitted storage facilities, and the third bedroom giving access to the loft hatch. The bright and fresh bathroom is fully tiled and comprises a vanity wash hand basin, W/C and a shower cubical with mains shower and a separate full-sized bath. Externally, the front of the property has a small area of lawn, and gives shared access for parking. The rear garden is of low maintenance being laid with paved slabs and gravel, and has a wooden shed that is great for small storage, along with a useful outdoor tap. It is enclosed with timber fencing and gives access to a back path that leads you to the start of the cul-de-sac.

The town of Dingwall has a number of local amenities nearby including a train station, High Street shops, cafés, supermarket shopping, a Leisure & Community Centre and library, banks and a Post Office, two medical practices, a Hydrotherapy Pool and green leisure spaces. Primary and secondary schooling are also located within close proximity to the property. Dingwall is within easy commuting distance of the Highland Capital of Inverness approximately 14 miles away, where a more comprehensive range of amenities can be found.

**Rooms & Dimensions**

- Entrance Hall
- WC  
Approx 1.90m x 1.20m
- Lounge  
Approx 2.15m x 1.15m
- Kitchen/Diner  
Approx 5.30m x 3.60m
- Landing
- Bedroom One  
Approx 3.00m x 2.90m
- Bedroom Two  
Approx 4.68m x 2.70m
- Bedroom Three  
Approx 3.60m x 2.45m
- Bathroom  
Approx 2.90m x 2.25m



Bedroom Three



Lounge



WC

