

#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets and fitted floor coverings. Curtains, fridge-freezer, and washing machine.

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

A

#### Viewing

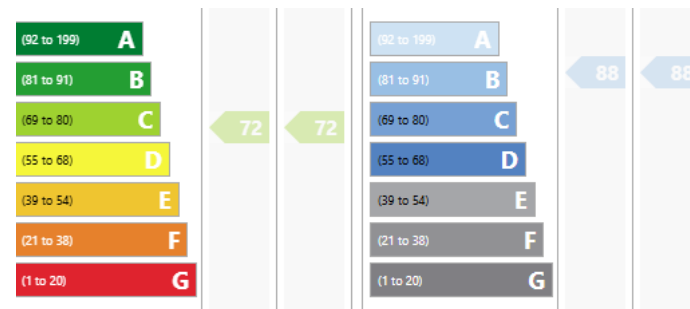
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £65,000  
 A full Home Report is available via Munro & Noble website.



**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.



## 12 Tulloch Court Dingwall IV15 9GU

A one bedroomed, second floor flat located in the popular town of Dingwall, that benefits from electric heating, double glazed windows and residents parking.

**OFFERS OVER £63,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview





Open Lounge/Kitchen



Shower Room



**Property Description**

12 Tulloch Court is a spacious, one bedroomed second floor flat located in a quiet area in the town of Dingwall. Boasting electric heating, residents' parking, and double glazing throughout, this property is sure to appeal to a wide variety of purchasers including first time buyers, buy to let investors and young professionals. A secure entry system allows access to the communal entrance hall, which is shared with 11 other properties and number 12 can be found to the right elevation on the top floor. Internally, the accommodation comprises an entrance hall, a double bedroom, modern shower room, and a double aspect, open plan lounge/kitchen which has views over the surrounding countryside. This bright and airy room provides space for relaxing and entertaining and is fitted with wall and base mounted units and worktops, splashback tiling, and has a stainless-steel sink with mixer tap and drainer. There is an electric oven and hob with fan above and a breakfast bar offers additional space for informal dining. The shower room completes the accommodation and consists of a wash hand basin, a WC and a wet-walled cubicle with electric shower. Good storage is provided by a cupboard located in the hallway, while the bedroom has built-in wardrobes. Outside, the flat sits within well-kept communal garden grounds which are enclosed by mature trees and timber fencing, and comes with residents parking, along with additional parking spaces for visitors. The market 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

Bedroom

Approx 3.51m x 3.51m\*

Shower Room

Approx 2.17m x 1.67m

Open Plan Lounge/Kitchen

Approx 3.84m x 6.93m\*

\*At widest point

Bedroom



Open Lounge/Kitchen



Open Lounge/Kitchen

