

Services

Mains water, electricity, gas, and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

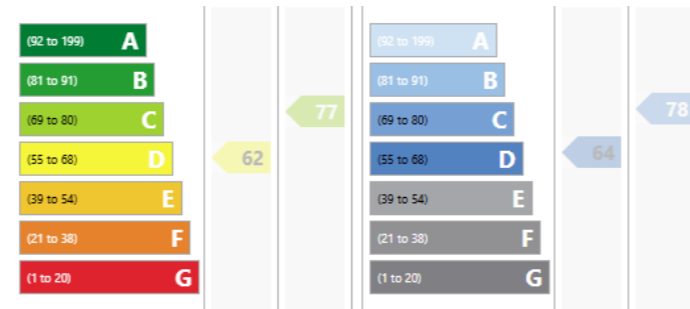
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
 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.

31 Old River Road
Dingwall
IV15 9LQ

A two bedroomed, mid-terraced villa which benefits from double glazed windows and gas central heating.

OFFERS OVER £128,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Property Description

This two bedroomed, mid-terraced villa is located in the popular town of Dingwall and is fully double glazed and benefits from gas central heating and gardens. Perfectly formed for first time buyers, young families or those looking to downsize, viewing is encouraged to appreciate all the property has to offer. Spread over two floors, the ground floor consists of an entrance hall (with under stairs cupboard) a bright lounge with doors opening onto the kitchen/dining area and a rear porch. The kitchen area provides ample storage space with wall and base mounted units with worktops and is fitted with complimentary splashbacks, 1 1/2 sink with mixer tap and drainer. The integrated goods include an electric oven and hob with extractor hood over and a washing machine. This room allows space for a family sized dining table and chairs, and has a door to the rear porch which gives access to the garden. The first floor accommodation has a landing (with access to the loft) and two spacious double bedrooms, both having built-in wardrobes, with the principal bedroom housing the water tank. Completing the accommodation is the bathroom which is partially tiled with a vanity wash hand basin, WC and bath with electric shower over.

Outside, the front garden is easy to maintain as its laid to gravel, with colourful shrubs and enclosed by timber fencing. The rear garden is also laid to gravel and paved slabs, and is fully enclosed by timber fencing. Sited here are two sheds, which are included in the sale.

The local amenities within Dingwall include a train station, High Street shops, cafés, the museum, supermarket shopping, the Leisure & Community Centre and library. Also nearby is a Post Office, two medical practices and a Hydrotherapy Pool. Primary and secondary schooling are both located within the town. Dingwall is also within easy commuting distance of the city of Inverness approximately 14 miles away where there is a more comprehensive range of amenities.

Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.17m x 3.31m

Kitchen

Approx 6.19m x 2.16m

Rear Porch

Approx 1.18m x 1.91m

Landing

Bedroom One

Approx 2.18m x 4.47m

Bedroom Two

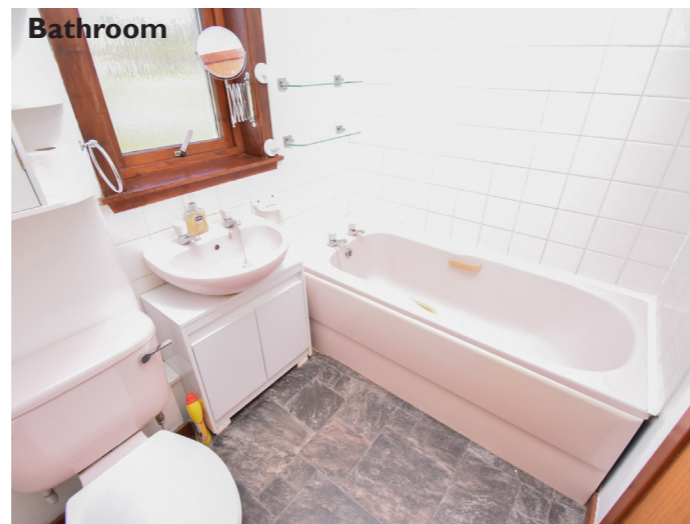
Approx 2.72m x 3.98m

Bathroom

Approx 2.08m x 1.64m



Rear Porch



Bathroom

