



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Electric 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 - £115,000
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.

**3 West Drive
Dingwall
IV15 9RN**

A three bedroomed, mid-terraced villa with garden grounds, located in the popular town of Dingwall.

OFFERS OVER £113,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Mid-Terraced House
- 3 Bedrooms
- 2 Receptions
- 1 Bathroom
- Electric
- Garden
- Shared Parking

Kitchen



Dining Room



Bedroom One



Bedroom Three





Lounge



Bathroom

Property Description

This appealing, three bedroomed mid-terraced villa is located in the popular town of Dingwall, and will suit a variety of purchasers, including those looking for a family sized home. Offering comfortable and flexible accommodation throughout, this spacious home benefits from a number of pleasing features including double glazed windows, ample storage provisions and electric heating. Spread over two floors, the ground floor comprises an entrance vestibule (with fitted storage facilities) and small hallway, a bright kitchen with dining room off, which in turn gives access to the welcoming, front facing lounge with a feature electric fire. The kitchen has a door to the rear elevation and is well equipped with a number of wall and base mounted units with worktops, splashback tiling, and has 1½ stainless steel sink with mixer tap and drainer. There is space for a free-standing cooker, fridge-freezer, plus plumbing for a washing machine. From the hallway, stair rise to the first floor which has a landing (with loft access) a large storage cupboard with sliding doors, a bathroom, and three bedrooms, all of which benefit from fitted storage facilities. The bathroom comprises a WC, a wash hand basin and a bath with electric shower over, which is all complimented by tilling.

Externally, the attractive garden grounds lie to the front and rear of the property. The front garden is laid to lawn with colourful flower beds, mature trees and is enclosed by hedging. The rear garden can be accessed from a shared path to the side elevation, and is partially enclosed by fencing and hedging, while benefiting from a drying area, as well as an external storehouse. Shared parking also available to the rear elevation.

The market town of Dingwall has a number of local amenities including a train station, High Street shops, cafés, a Tesco supermarket, a Leisure & Community Centre and a library and a Post Office, two medical practices and a Hydrotherapy Pool. Primary schooling is within walking distance, making this an ideal home for those with families.



Entrance Vestibule



Bedroom Two

Rooms & Dimensions

Entrance Vestibule
Approx 1.68m x 1.61m

Entrance Hall

Lounge
Approx 4.44m x 4.02m

Dining Room
Approx 2.39m x 2.51m

Landing

Bedroom Two
Approx 3.97m x 2.54m

Bedroom One
Approx 3.36m x 3.98m

Bedroom Three
Approx 2.84m x 2.23m

Bathroom
Approx 1.51m x 1.46m

*At widest point

