



#### Services

Mains water, drainage, gas and electricity.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, fridge and upright freezer.

#### Heating

Gas central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

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

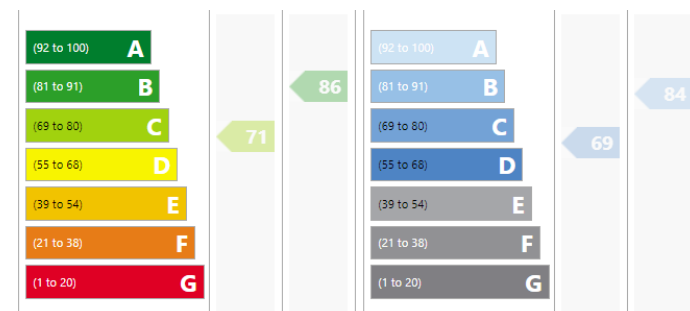
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £138,000

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.

## 26 MUNRO PLACE DINGWALL IV15 9RQ

A three bedroomed, mid-terrace villa with single garage, located in the popular town of Dingwall.

**OFFERS OVER £138,000**

📍 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 Villa



3 Bedroom



1 Reception



1 Wet Room



Gas



Garden



Garage





Kitchen



Lounge

### Property Description

This appealing three bedroomed, mid-terrace villa is located in the popular town of Dingwall and will suit a variety of purchasers looking for a family sized home. The property benefits from gas central heating, double glazing and a single garage located at the rear elevation. The accommodation within is well-proportioned throughout and is spread over two floors with the ground floor comprising an entrance vestibule, an entrance hall, a bright and spacious lounge which through the clever use of glazing allows in a natural abundance of light, and completing the ground floor accommodation is the kitchen/dining room. This room has wall and base mounted units with worktops, a sink with mixer tap and drainer, an electric hob with extractor fan over, and an oven. The formal dining area (with a large storage cupboard), can also be found off the kitchen along with the door to the rear elevation. On the first floor is the landing area (with ample storage provisions), and a further three double bedrooms, all benefiting from fitted storage facilities. The wet room comprises a W/C, a wash hand basin, a walk in shower area with a folding seat and electric shower over which is completed with complimentary wet-walling. Externally, the front and rear gardens are of low maintenance being laid mainly to gravel with a well-placed patio area in the rear garden which is perfectly positioned to enjoy the sunshine. The property also benefits from a single garage with an up and over door, and a garden shed to the rear of the garage. Viewing of this property is highly recommended to appreciate the size of the accommodation within. Dingwall boasts a variety of amenities including a busy High Street, a Tesco supermarket, primary and secondary schooling and has a train station. The city of Inverness is located approximately 14 miles distant and boasts a wider range of shops and services.

### Rooms & Dimensions

Entrance Vestibule  
Approx 1.85m x 1.74m

Entrance Hall

Lounge  
Approx 4.05m x 3.33m

Kitchen/Dining Room  
Approx 6.01m x 2.54m

Landing

Bedroom One  
Approx 3.34m x 3.53m

Bedroom Three  
Approx 2.83m x 3.32m

Wet Room  
Approx 1.50m x 2.47m

Bedroom Two  
Approx 2.54m x 3.41m

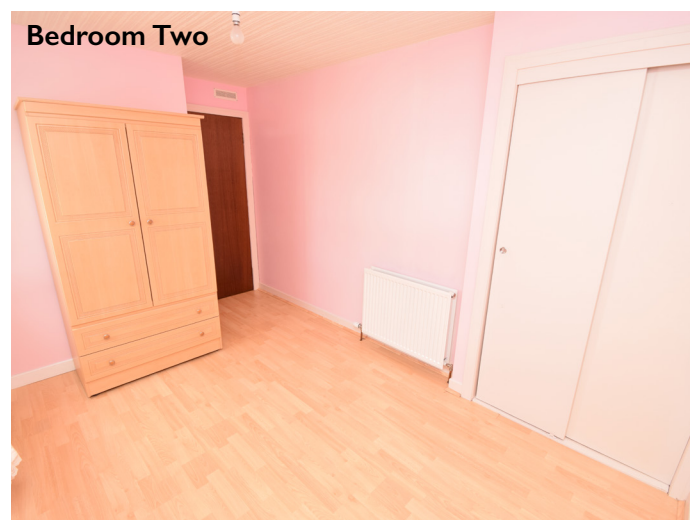
Garage



Dining Room Area



Bedroom One



Bedroom Two



Shower Room