

This semi detached house is situated in Macrae Grove, which is a popular residential area of similar style houses in a quiet location in Dingwall and just a short walk from the town centre and amenities. The area is close to both primary and secondary schools, leisure centre, the swimming pool and library. Local amenities include a variety of local shops, fast food outlets, national supermarkets, a Post Office, Bank, restaurants and hotels. Inverness is 13 miles away and Alness is ten miles distant and there are regular bus and train services to both north and south.

This is a well presented home which is in good condition. There are gardens to both front and back. The property benefits from gas central heating and double glazing and some great views over the town and an open outlook to the back. This house would provide an ideal family home, a first time purchase or buy to let opportunity.

Directions: On entering Dingwall from the Maryburgh Roundabout go straight ahead at the first set of traffic lights then turn left at the second set of lights (Signed Ullapool), continue along the road passing the Police Station on the right before the sharp bend in the road turn left into Blackwells Street and then first left. Go straight to the top of the hill where you will see a row of garages to your right, No. 24 is up the steps behind the garages.

What3Words app ///pinging.clarifies.then

Services: Mains electricity, gas, water and drainage.

Council Tax— B

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.




FOR SALE



24 Macrae Grove, Dingwall, Ross-shire, IV15 9NX

Offers Over £150,000

- Semi Detached House
- Entrance Hall
- Lounge/Diner
- Kitchen/Diner
- Sun Room
- Ground Floor W.C.
- Landing

- Three Bedrooms
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Great Views Over the Town
- Gardens to Front, Back and Side
- Communal Residential Parking
- EPC Rating C

01349 865125

middletonross.co.uk

REF 34
HSPC 61124

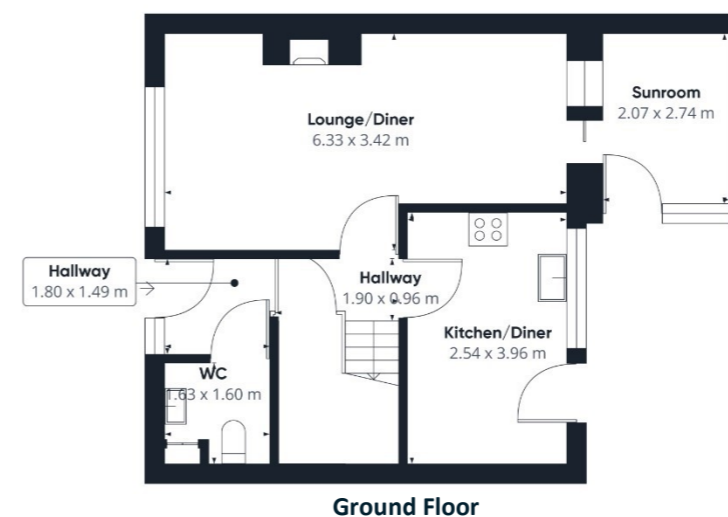




24 Macrae Grove, Dingwall, Ross-shire, IV15 9NX

Offers Over £150,000

Semi Detached house in a quiet convenient location in Dingwall just a few minutes walk from the High Street.



Approximate
 Floor Area
 86m²