

This semi detached house is situated at the west side of Dingwall and is conveniently situated close to the town centre within easy walking distance of the High Street, leisure centre which has a swimming pool, schools and a bus stop. The town offers a variety of facilities including hotels, a bank, restaurants, pubs, food outlets, national supermarkets and independent shops. Dingwall benefits from regular bus and train services to both north and south and Inverness is within easy commuting distance.

The house is of a traditional stone construction and is believed to be in the region of 130 years old. There is off street parking provided for 2-3 cars at the back of the property. There is a garden to the front and a very large garden to the back of the house. There are three bedrooms on the first floor and there is a room on the ground floor which could either be a bedroom or a dining room. The bathroom is on the ground floor. The property would now benefit from modernisation and redecoration and on completion would provide an ideal family home or buy to let opportunity.

Directions: On entering Dingwall from Maryburgh you will go through one set of traffic lights, continue to the second set of lights and turn left (Signposted Ullapool) continue past the Council offices and Police Station on the right. The property is on the left just before a sharp right hand bend in the road. From the north, turn right at the third set of traffic lights then follow the directions above.

What3Words [///wonderful.walkway.user](https://www.what3words.com/wonderful.walkway.user)

Services: Mains electricity, water and drainage.

Council Tax— E

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours

Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

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



34 Burn Place, Dingwall, Ross-shire, IV15 9NQ

Offers Over £165,000

- Semi Detached House
- Porch
- Hallway
- Lounge
- Kitchen
- Dining Room/Bedroom Four
- Large Landing
- Three First Floor Bedrooms

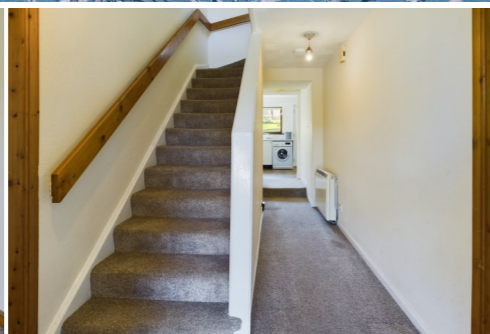
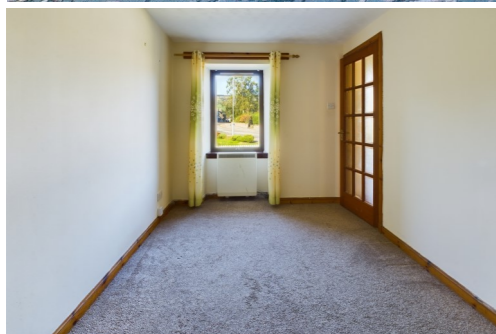
- Ground Floor Bathroom
- Electric Heating
- Double Glazing
- Gardens to Front and Back
- Parking to the Rear
- Modernisation Project
- Close to Town Centre
- Schools and Leisure Centre Nearby
- EPC Rating F

01349 865125

middletonross.co.uk

REF 28
HSPC 61100





34 Burn Place, Dingwall, Ross-shire, IV15 9NQ

Offers Over £165,000

Semi-detached house with a large back garden situated a short distance from the town centre.

