



11 Cambrai Court, Dingwall, Ross-shire, IV15 9XA

Offers Over £68,000

- First Floor Flat
- Lobby
- Hallway
- Lounge/Diner
- Kitchen
- One Bedroom
- Bathroom

- Storage Space
- Double Glazing
- Electric Storage Heating
- Designated Parking
- Close to Town Centre
- Bus and Rail Links Nearby
- Renovation Project
- EPC Rating C



01349 865125

middletonross.co.uk

REF 14
HSPC 61319



Cambrai Court is a development of flats close to the centre of Dingwall. The town offers a wide variety of facilities including national supermarkets, independent shops, bars, hotels, restaurants and banks. There are both primary and secondary schools in the town and a leisure centre which has a swimming pool. Dingwall also benefits from bus and rail links with regular services to north, south and west. There are bus stops and the railway station which are located a short distance from the property. Inverness is within easy commuting distance approx. 14 miles away.

Number 11 has a clean and tidy communal entrance and is on the first floor. The flat benefits from double glazing and electric heating, the heating needs to be replaced. The apartment requires modernisation and redecoration and on completion would make an ideal first time buy or investment opportunity.

Directions from the south, on entering Dingwall go through the first set of traffic lights then take the first right into Hill Street, when you reach the crossroads by the Royal Hotel turn right, follow the road to the right and pass the railway station, Cambrai Court is the first on the left and the property is to the left.

What3words app: [///needed.snail.regulates](https://www.what3words.com/needed.snail.regulates)



Services: Mains electricity, water and drainage

Council Tax— B

Factoring Charge: Approx. £36 per month, includes buildings insurance.

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.

The cooler is included in the sale price although the mention of appliances and services does not imply that they are in full and efficient working order.



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