

This detached villa forms part of a street of varied style houses which are 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 wide variety of facilities including national supermarkets, independent shops, hotels, banks, restaurants and pubs. Dingwall benefits from regular bus and train services to both north and south and Inverness is within easy commuting distance.

The deceptively spacious house was built around 95 years ago and is of a cavity block construction. There is off street parking provided for 5-6 cars in the driveway and the garage. There are attractive gardens to the front and back with colourful plants and shrubs. The back garden is a sun trap and enjoys lovely views over open country towards the Cromarty Firth and surrounding hillsides. The house has three bedrooms and a very large family room with a beautiful wood floor. The property would now benefit from some modernisation and redecoration and when complete would provide an ideal family home in a highly sought after residential road.

Directions: On entering Dingwall from Maryburgh you will go through two sets of traffic lights, continue on past the Tesco Store on the right then go straight through the next set of lights, Netherdale is on the right past the lights. From the Alness side as you enter Dingwall you will pass the Halfords Tyre shop on the left, the house is on the left before the traffic lights.

What3Words location: [///burn.forkful.bills](https://www.what3words.com/#!/burn.forkful.bills)

Services: Mains electricity, gas, 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



Netherdale, 30 Craig Road, Dingwall, Ross-shire, IV15 9LF

Offers Over £260,000

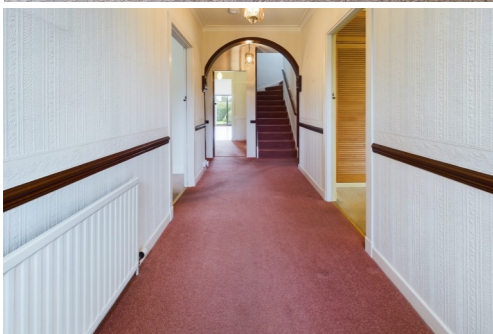
- Detached House
- Entrance Hall
- Lounge
- Family Room
- Kitchen/Diner
- Three Bedrooms
- Ground Floor Bathroom
- First Floor Shower Room
- Ample Storage Rooms
- Gas Central Heating
- Double Glazing
- Gardens to Front and Back
- Garage and Large Driveway
- Garden Shed
- Close to Town Centre and Bus Stop
- Schools and Leisure Centre Nearby
- EPC Rating D

01349 865125

middletonross.co.uk

REF 20
HSPC 61068





Netherdale, 30 Craig Road, Dingwall, Ross-shire, IV15 9LF

Offers Over £260,000

Detached house with attractive garden situated in a residential street in a desirable area a short distance from the town centre.



**Approximate
 Floor Area
 186m²**