

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 33 has a well maintained communal entrance and is on the ground floor. The property benefits from double glazing and electric storage heating. The apartment is in good condition but would benefit from some modernisation. This flat would make an ideal starter home or downsize property.

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 right.

What3words app: **///zoned.tripped.sneezing**

Services: Mains electricity, water and drainage

Council Tax— C

Factoring Charge: Monthly service charge of £60.

Covering house insurance, lobby lights, cleaning and gardening.

A Home Report is available on request

To arrange a viewing call Middleton Ross on 01349 865125

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

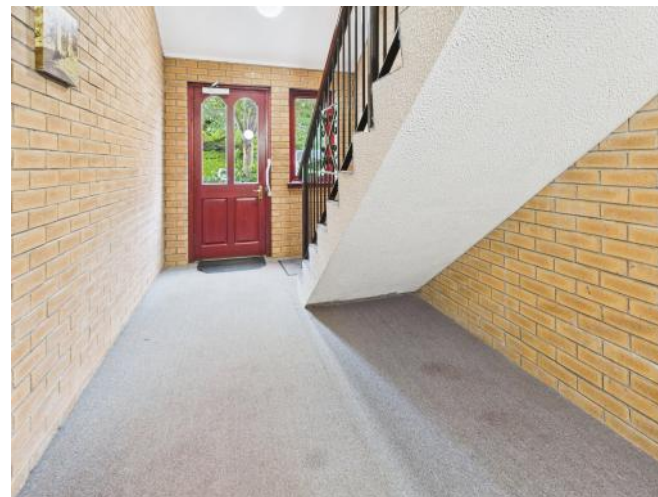
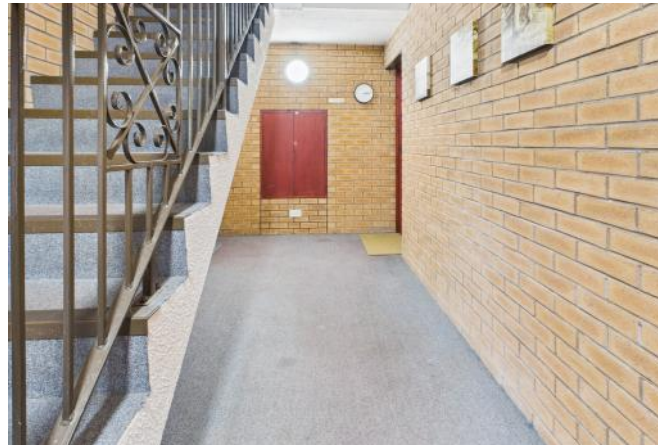
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

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 floor plans are indicative only and not to scale. These 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



33 Cambrai Court, Station Road, Dingwall, Ross-shire, IV15 9XA

Offers Over £98,000

- Ground Floor Flat
- Communal Entrance
- Vestibule
- Hall
- Lounge/Diner
- Kitchen
- Two Bedrooms

- Shower Room
- Double Glazing
- Electric Heating
- Designated Parking
- Close to Town Centre
- Bus and Rail Links Nearby
- EPC Rating C

01349 865125

middletonross.co.uk

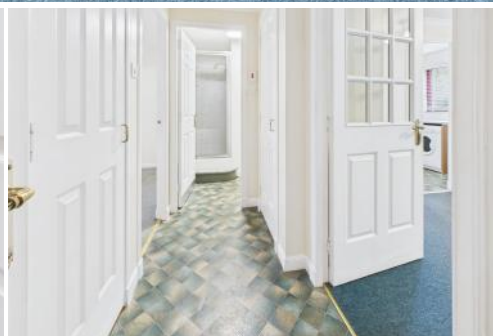
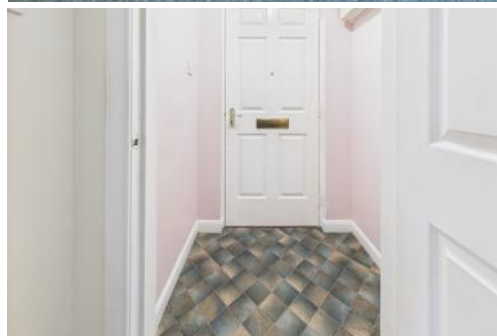
REF 24
HSPC 61573



Mansefield House, 7 High Street
Dingwall, Ross-shire IV15 9HJ

Tel: 01349 862214 (Main) | 01349 865125 (Property)
Fax: 01349 863819 | DX: 520582 Dingwall

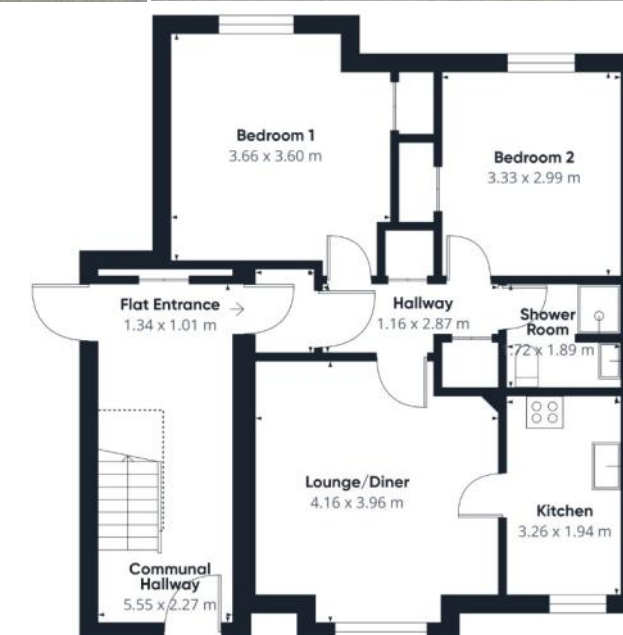
Email: property@middletonross.co.uk
Web: middletonross.co.uk



33 Cambrai Court, Station Road, Dingwall, Ross-shire, IV15 9XA

Offers Over £98,000

Ground floor flat with communal entrance and designated parking spot in a convenient location near Dingwall town centre and transport links.



Internal floor area
Approx 57m²