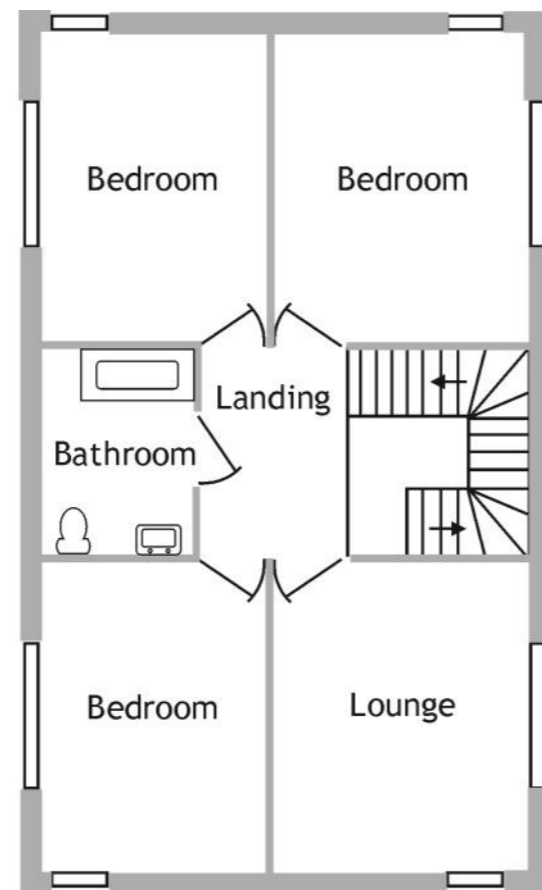
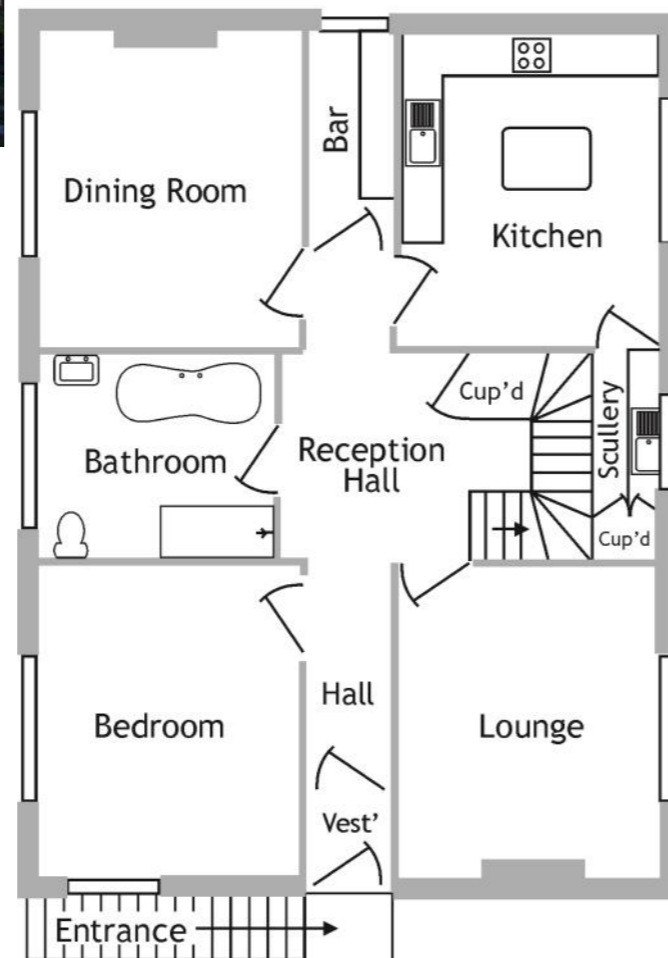




**The Old House, 7A Castle Street, Dingwall, Ross-Shire, IV15 9HU**



Second Floor



First Floor

- Spacious Maisonette
- Recently Restored and Renovated to a High Standard
- Private Entrance
- Vestibule
- Inner Hall
- Reception Hall
- Lounge
- Dining Room
- Kitchen With Bar & Scullery
- Two Bathrooms
- Five Bedrooms
- Large Second Floor Landing
- Gas Central Heating and Open Fires
- Double Glazing
- Garage
- Driveway
- Large Mature Garden
- Summer House, Hot Tub and Polytunnel
- EPC Rating C



**Offers Over £285,000**

01349 865125

property@middletonross.co.uk  
www.middletonross.co.uk



Ref: 16



Local amenities in Dingwall include a wide variety of shops on the High Street which is just a two minute walk from the property, supermarkets, banks, Post Office, cafes, restaurants, hotels and leisure centre with swimming pool. Both Primary and Secondary schooling are available in the town. There are regular bus and rail links available to both north and south, the train station and bus stops are a short distance from the property.

The Old House is conveniently situated in a highly regarded quiet residential area in the town centre of Dingwall which is 15 miles north of Inverness. The property is an impressive stone-built house under a slate roof in a traditional two storey with attic style which has a category B listing, with 7A occupying the first and second floors. The property has very recently been lovingly restored by the current owner and retains most of its original beautiful period features including wooden architraves, beautiful cornices, panelled doors, fireplaces and a sweeping staircase. Other work which has been carried out includes new glazing, re-wiring, new plumbing, roof repairs, new heating system and boiler, new plasterboard, soundproofed flooring, installation of a new kitchen and bathroom and the creation of a new bathroom on the second floor. The accommodation is typically very spacious for a house of this period and design. This property would provide a very prestigious family home and would also be suited to holiday accommodation.

Services: Mains electricity, gas water and drainage  
Council Tax – E

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

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

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am & 5pm - 11pm Saturday 8am - 11pm & Sunday 8am - 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk) Text 07774 419811

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.

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

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[www.middletonross.co.uk](http://www.middletonross.co.uk)

**Offers Over £285,000**



## The Old House, 7A Castle Street

Dingwall

Offers Over £285,000

Spacious maisonette occupying the first and second floor of this early 19th century detached 'B' Listed building in Dingwall town centre. The property has recently been lovingly restored and retains many beautiful features of its period.

middleton ross & arnot

### First Floor

Vestibule	1.56m x 1.30m
Inner Hall	3.44m x 1.30m
Reception Hall	4.60m x 3.13m
Lounge	4.83m x 4.06m
Dining Room	4.64m x 4.32m
Kitchen	4.58m x 4.03m
Scullery	2.48m x 1.15m
Bar	4.06m x 1.05m
Bedroom	4.82m x 4.10m
Bathroom	3.72m x 3.12m

### Second Floor

Second Floor Landing	3.15m x 2.16m
Bedroom	4.78m x 4.00m
Bedroom	4.96m x 3.47m
Bedroom/Lounge	4.65m x 3.52m
Bedroom	4.65m x 3.90m
Bathroom	3.12m x 2.17m

### Outbuildings

Garage
Summer House
Polytunnel