



Scardroy, Greenhill Street, Dingwall, IV15 9JQ

- Semi-Detached House
- Hallway
- Lounge
- Kitchen
- Sun Room
- Ground Floor Bathroom
- First Floor Landing
- Two Double Bedrooms
- Box Room
- Mixed Glazing
- Gas Central Heating
- Secluded Garden
- Convenient Central Location
- EPC Rating E

Offers Around £125,000



01349 865125

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



Ref: 37



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.

Scardroy is conveniently situated near the town centre of Dingwall which is 15 miles north of Inverness. The property was built around the turn of the last century and has a sunroom extension which was added around 50 years ago. The house is of a stone construction under a slate roof in a traditional 1 3/4 storey design. The property faces south west and has some beautiful views of Ben Wywis. There is a private and sheltered garden to the rear and there is a single wooden garage and a drive. The house would provide an ideal family home, first time buy or buy-to-let opportunity.

Directions: From Maryburgh as you enter Dingwall you will pass The Wyvis Care Home on the left before you get to the traffic lights. To the right of the lights there is a block of flats and just past that there is a red stone building, Scardroy is the second attached house of this building, you can park in the drive outside the garage or there is a layby on the left a little further on where you can park and walk to the house.

Services: Mains water, drainage, gas and electricity.  
Council Tax—D

A Home Report is available from [www.OneSurvey.com](http://www.OneSurvey.com)

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

Monday to Thursday 9am - 5pm and 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.

01349 865125

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

Offers Around £125,000



## Scardroy, Greenhill Street

Dingwall

Offers Around £125,000

Spacious Semi-detached family house which is conveniently situated close to the town centre and transport links for easy commuting to Inverness and the north.

middleton ross & arnot

### Ground Floor

Porch	1.09m x 2.69m
Hallway	1.00m x 6.21m
Lounge	3.97m x 3.60m
Kitchen	3.58m x 2.38m
Sun Room	6.90m x 3.08m
Family Bathroom	2.38m x 1.98m

### First Floor

Landing	3.56m x 0.84m
Bedroom	3.59m x 3.00m
Bedroom	3.59m x 3.41m
Box Room	2.35m x 1.97m

