



1 Caberfeidh Terrace, Dingwall, Ross-shire, IV15 9TE



- End-Terrace House
- Vestibule
- Inner Hall
- Lounge
- Dining Room
- Kitchen
- Sun Room
- Two Double Bedrooms
- Box Room
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Garden to Front and Back
- Off Road Parking
- Convenient Central Location
- EPC Rating F

Offers Over £148,000

01349 865125

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



Ref: 47



This end terraced house forms part of a row of charming traditional stone built houses which are conveniently situated close to the town centre within easy walking distance of the High Street, leisure centre with swimming pool, schools and bus stops. The town offers a wide variety of facilities including shops, national supermarkets, hotels, pubs and banks. Dingwall also benefits from a regular bus and train service and Inverness is within easy commuting distance.

The houses were built around the turn of the last century and number one has had later additions of a kitchen and sunroom extension on the ground floor. There is a small garden to the front and a large garden to the back where there is a dilapidated garage which could be removed or replaced to provide off street parking. To the rear of the property there is a shared access with the two neighbouring houses. The house would benefit from modernisation and redecoration and on completion would provide an ideal family home, first time purchase or buy to let investment.

Directions: On entering Dingwall from Maryburgh, turn left at the second set of traffic lights (signposted Ullapool), Caberfeidh Terrace are the first houses on the left hand side of the road just past the entrance to Caberfeidh Avenue. No. 1 is the first house on the terrace. Parking to view would be best in Caberfeidh Avenue rather than on the main road.

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

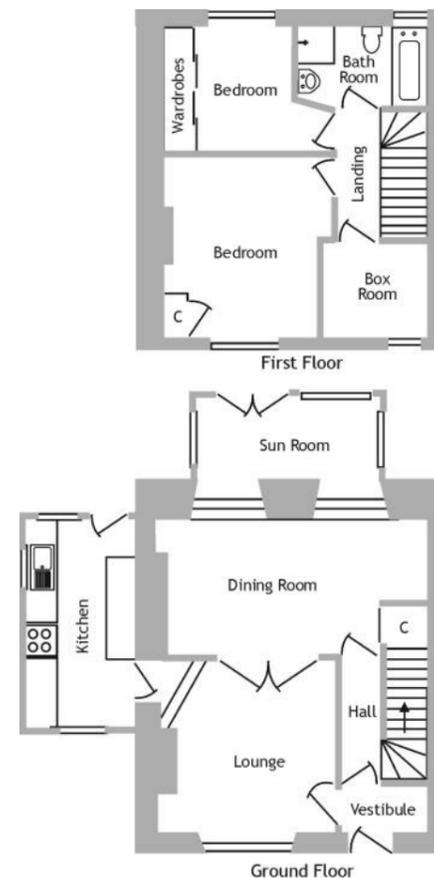
To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours Call 01463 231173

Monday to Friday 8am - 9am & 5pm—11pm

Saturday 8am -11pm & Sunday 8am—11pm

or Email: property@middletonross.co.uk



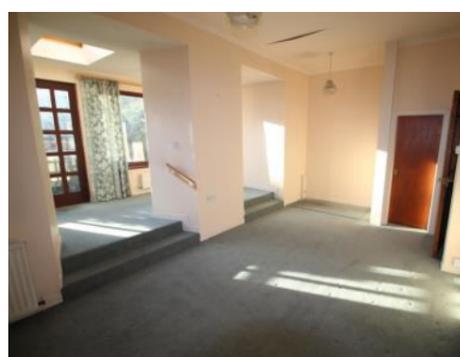
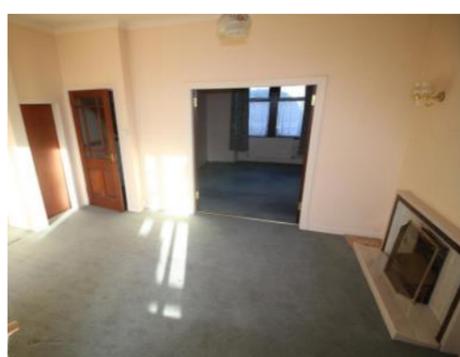
Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers 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.

Carpets, curtains and 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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Dingwall

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End terraced house which is situated in a convenient central location and is within easy commuting distance of Inverness and Dingwall.

Ground Floor

Vestibule	1.91m x 1.05m
Hall	2.76m x 1.00m
Lounge	3.75m x 3.72m
Kitchen	4.50m x 2.32m
Dining Room	4.70m x 3.02m
Sun Room	3.95m x 1.75m

(Measurements are a widest points)

First Floor

Landing	2.67m x 1.94m
Bedroom	4.00m x 3.71m
Bedroom	3.10m x 2.75m
Box Room	2.28m x 2.10m
Bathroom	2.87m x 1.77m

(Measurements are a widest points)

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