

middleton ross & arnot



11 Macrae Crescent, Dingwall, Ross-shire, IV15 9NY

End Terraced House
Hall
Lounge
Dining Room
Kitchen
Under Stair Store Room
Two Double Bedrooms
First Floor Bathroom
Double Glazing
Gas Central Heating
Garden to Front & Back
EPC Band D



Offers Over £98,000

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This end terrace house is situated in Macrae Crescent, which is a popular residential area of similar style houses in a quiet location in Dingwall and a short walk from the town centre and amenities. The area is close to both primary and secondary schools, the leisure centre, the swimming pool and library. Local amenities include a variety of shops, national supermarkets, Post Office, Banks, restaurants and hotels. Inverness is 13 miles away and Alness is ten miles distant and there are regular bus and train services to both north and south.

This is a well presented home which is in good condition. There are large gardens to both front and back. The property benefits from double glazing and gas central heating and some wonderful views. This house will provide an ideal family home, a first time purchase or buy to let opportunity.

Directions: On entering Dingwall from the Maryburgh Roundabout go straight ahead at the first set of traffic lights then turn left at the second set of lights, continue along the road passing the Police Station on the right just before the sharp bend in the road turn left into Blackwells Street and then first left. Go straight to the top of the hill and turn left into Macrae Crescent (one way street) Number 11 is on the left hand side.

Services: Mains water, gas, electricity and drainage.

Council Tax—B

A Home Report is available from OneSurvey.org

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

HSPC Out of Hours Call 01463 231173

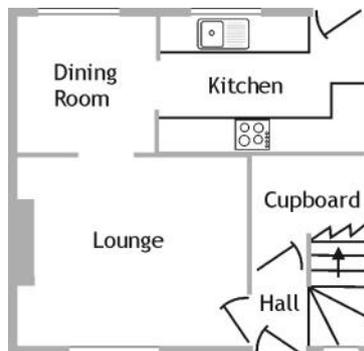
Monday to Friday 8am - 9am & 5pm -11pm

Saturday 8am -11pm

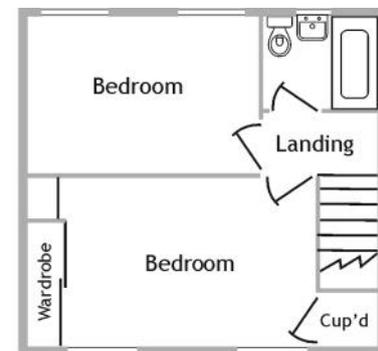
Sunday 8am—11pm

or Email: property@miltonross.co.uk

Hall	1.36m x 0.95m
Lounge	3.20m x 4.01m
Dining Room	2.40m x 2.30m
Kitchen	3.65m x 2.20m
Under Stair Store	1.90m x 1.86m
Bedroom	4.36m x 2.88m
Bedroom	4.01m x 2.74m
Bathroom	2.02m x 1.63m



Ground Floor



First Floor

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.

The kitchen appliances, blinds, curtains and carpets 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.