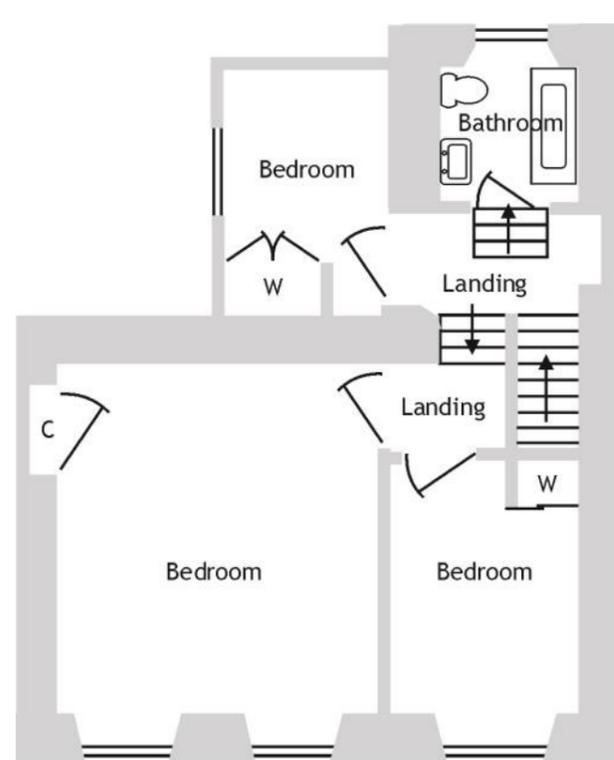
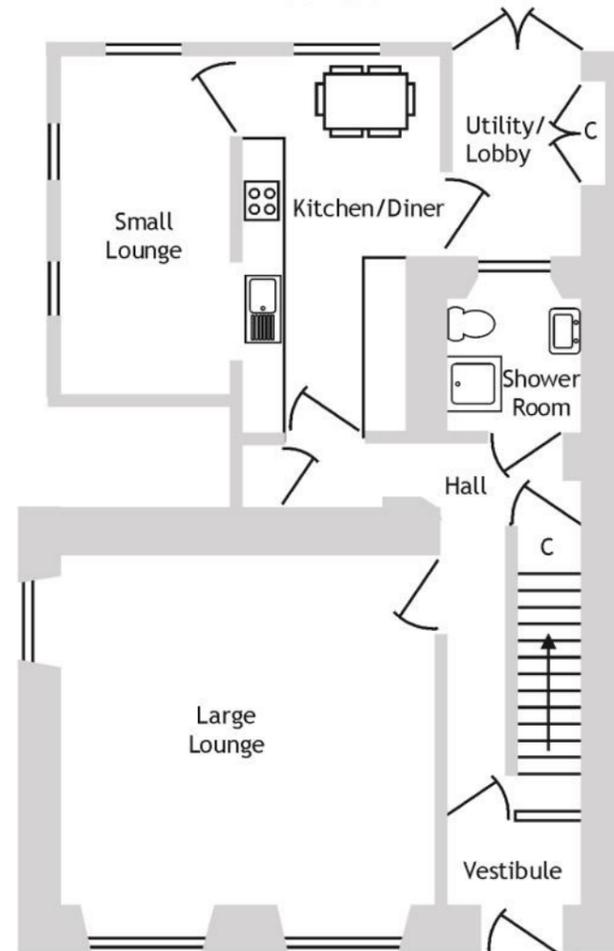


middleton ross & arnot



First Floor



Ground Floor



11 Castle Street, Dingwall, Ross-Shire, IV15 9HU

- Spacious Semi-Detached House
- Private Front Entrance
- Vestibule
- Hall
- Inner hall
- Large Lounge
- Kitchen/Diner
- Small Lounge
- Ground Floor Shower Room
- Utility/Lobby
- Three Bedrooms
- First Floor Bathroom
- Oil Fired Central Heating and Open Fires
- Double Glazing
- Driveway
- Double Garage
- Large Mature Garden
- EPC Rating E



Offers Over £250,000

01349 865125

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



Ref: 48

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 house.

11 Castle Street is conveniently situated in a sought after quiet residential street in the town centre of Dingwall which is 15 miles north of Inverness. The property is an imposing stone-built semi detached house with front facing entrance under a slate roof in a traditional style with some modern ground and first floor extensions. The house is beautifully presented and retains many of its original beautiful period features including cornices, panelled doors and fireplaces. The property benefits from oil central heating, double glazing, a bathroom and shower room. There has also been a partial upgrade in the kitchen which has increased the working area. There is a large drive and a double garage. This house is typically very spacious for a house of this period and design.

The house would provide a beautiful family home and would also be ideally suited to holiday accommodation.

Services: Mains electricity, water and drainage. There is gas in the street.

Council Tax— D

A Home Report is available at 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 and

5pm - 11pm, Saturday 8am -11pm and Sunday 8am—11pm

Email: 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 and blinds 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

Offers Over £250,000



11 Castle Street

Dingwall

Offers Over £250,000

Spacious semi-detached house in a highly sought after area in Dingwall town centre. The property is in immaculate walk-in condition.

Ground Floor

Vestibule	2.05m x 1.27m
Hall	5.56m x 1.00m
Inner Hall	4.36m x 1.00m
Large Lounge	5.54m x 5.04m
Kitchen/Diner	5.69m x 3.31m
Small Lounge	5.00m x 2.53m
Shower Room	2.00m x 2.00m
Utility/Lobby	2.59m x 1.72m

(Measurements are at widest Points)

First Floor

Bedroom	5.02m x 4.77m
Bedroom	3.74m x 2.83m
Bedroom	3.74m x 2.83m
Bathroom	2.06m x 2.03m

Outbuildings

Double Garage

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