

# middleton ross & arnot



12 Old Distillery, Dingwall, Ross-shire, IV15 9XE

Second Floor Flat  
Hall  
Lounge/Diner  
Kitchen/Diner  
Two Double Bedrooms  
Family Bathroom  
Ample Storage  
Large Floored Loft Area  
Double Glazing  
Electric Storage Heating  
Designated Off Road Parking  
Beautiful Views of the Surrounding Area  
EPC Band C



Offers Over £90,000



01349 865125  
property@middletonross.co.uk  
www.middletonross.co.uk



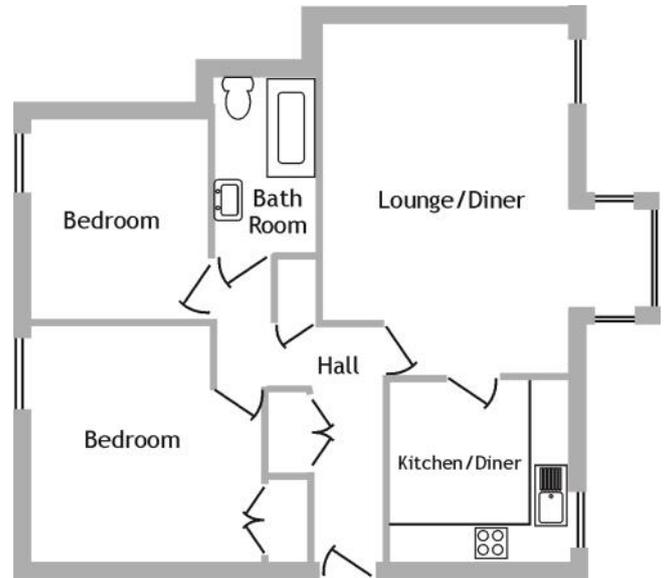
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The Old Distillery was converted and extended in the mid 1990's and divided into 24 flats over three floors. The property is situated in a quiet elevated position on the outskirts of Dingwall with magnificent views across the inner Cromarty Firth. The buildings insurance, grounds and common areas are maintained and administered by a factoring service with a quarterly fee being charged. The flats are a short walk to the town centre and to rail and bus links to Inverness and the North. There is ample parking available on site.

No. 12 is situated on the second floor in the centre of the building. The flat is in walk-in condition. The lounge is very spacious and has a bay window providing panoramic views to the Firth beyond the Cromarty Bridge and across to the Black Isle. There is ample storage space. The property would be an ideal buy-to-let, first time purchase, or for those looking to downsize.

Local amenities in Dingwall include a wide variety of shops on the High Street which is just a five minute walk from the property, supermarkets, banks, Post Office, cafes, restaurants, hotels and a leisure centre with swimming pool. Both Primary and Secondary schooling are available in the town.



<b>Entrance Hall</b>	<b>3.77m x 1.18m</b>
<b>Hall</b>	<b>2.34m x 1.95m</b>
<b>Lounge</b>	<b>5.67m x 5.26m</b>
<b>Kitchen</b>	<b>3.00m x 3.00m</b>
<b>Inner Hall</b>	<b>2.73m x 0.97m</b>
<b>Bedroom</b>	<b>3.91m x 3.77m</b>
<b>Bedroom</b>	<b>3.27m x 2.97m</b>
<b>Bathroom</b>	<b>2.88m x 1.69m</b>
<b>(Measurements are at widest points)</b>	

Services: Mains water, electricity and drainage.

Council Tax—C

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

Email: [property@middletonross.co.uk](mailto: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, blinds and some 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.