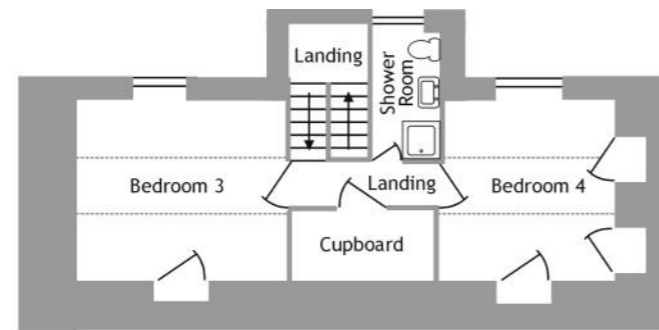




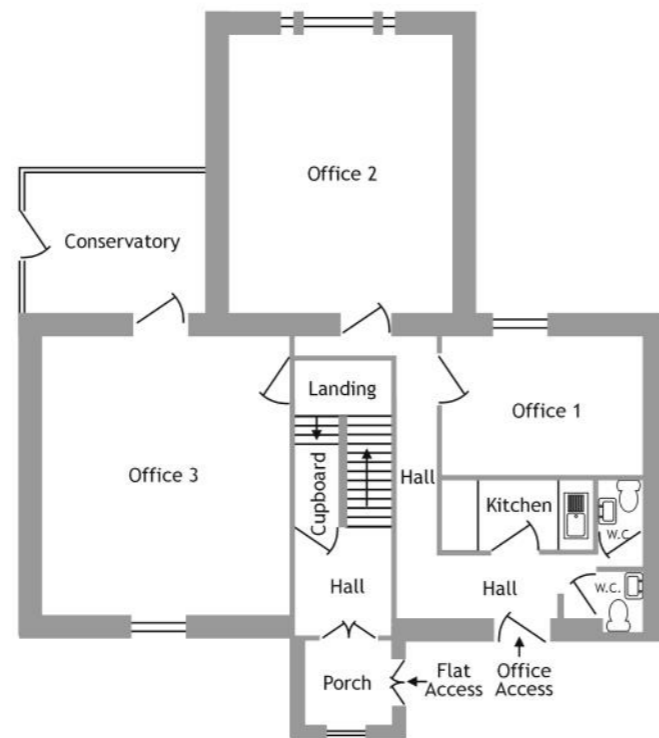
The Retreat, 6 & 6A High Street, Dingwall, Ross-shire, IV15 9HL



Second Floor



First Floor



Ground Floor

Ground Floor Office Suite
 Entrance Hall
 Three Large Offices
 Conservatory
 Kitchen
 Male and Female W.C.
 EPC-G

Flat With Private Entrance
Ground Floor
 Porch
 Entrance Hall
First Floor
 Lounge
 Kitchen
 Dining Room
 Two Double Bedrooms
 Family Bathroom
Second Floor
 Two Double Bedrooms
 Shower Room with W.C.
 Large Storage Cupboard
 EPC-F

Outside
 Large Garden with Private Parking and a Shed



Offers Over £212,500



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



Ref: 20



This traditional stone built town centre property, partly commercial and partly residential is for sale along with substantial private garden grounds to the rear. Originally the Parish Manse of St. Clements it sits in a secluded position just off the High Street with vehicular access at the rear from Mansefield off Hill Street in a site area of 0.4 acre which includes private parking. The land may have potential for development subject to the usual consents.

Ground floor has three rooms for commercial letting (currently on short term lets) with male and female toilets and there is also an old conservatory which is in need of renovation.

The flat has a private ground floor entrance with the rest of the flat occupying the first and second floors with two public rooms, kitchen, bathroom, shower-room and 4 bedrooms. A new kitchen was installed in recent years but the remainder of the property is in need of some refurbishment.

Services: Mains water drainage and electricity.
 Council tax band (flat) - C
 Rateable value (offices) £ 5,000 with a listed building exemption.
 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 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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Offers Over £212,500



The Retreat Dingwall

Offers Over £212,500

Centrally located ground floor office accommodation with a four bedroom flat occupying the two floors above.

mittleton ross & arnot

Ground Floor Office Suite

Entrance Hall	3.72m x 1.20m
Kitchen Area	2.41m x 1.08m
Ladies W.C. (approx.)	1.20m x 1.00m
Gents W.C. (approx.)	1.20m x 1.00m
Inner Hall	6.15m x 0.91m
Office 1	4.35m x 3.00m
Rear Hall	3.24m x 1.70m
Office 2	6.12m x 4.81m
Office 3	5.50m x 4.66m
Conservatory	4.66m x 3.23m

Ground Floor-Private Entrance to Flat

Porch	1.88m x 1.88m
Entrance Hall	2.41m x 2.17m
Cupboard	2.04m x 0.95m

First Floor

Bedroom 1	4.52m x 2.88m
Bedroom 2	4.52m x 2.62m
Bathroom	2.57m x 1.64m
Lounge	5.51m x 4.50m
Corridor	3.00m x 0.90m
Kitchen	4.77m x 2.76m
Dining Room	4.77m x 3.25m

Second Floor

Landing	3.20m x 0.92m
Bedroom 3	4.57m x 3.85m
Bedroom 4	3.85m x 3.85m
Shower Room	2.37m x 1.56m
Storage Cupboard	3.10m x 1.54m