

# middleton ross & arnot



**6 Academy Park, Dingwall, Ross-shire, IV15 9LZ**

Semi-Detached Bungalow  
Hall  
Lounge  
Kitchen  
Inner Hall  
Two Double Bedrooms  
Bathroom  
Double Glazing  
Electric Central Heating  
PV Roof Panels  
Garden to Front & Back  
Single Garage  
Driveway  
EPC Band D



**Offers Over £140,000**

**hspc** 57552

01349 865125

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**Ref: 24**



This semi-detached bungalow is situated in a residential area of similar style houses in a quiet location in Dingwall just a five minute walk from the town centre. The area is close to both primary and secondary schools, the leisure centre which has a swimming pool and the library. Nearby amenities include national supermarkets, a variety of local shops, a Post Office, Banks, restaurants and hotels. Inverness is 13 miles distant and there are regular bus and train services to both north and south, there is a bus stop close to the house.

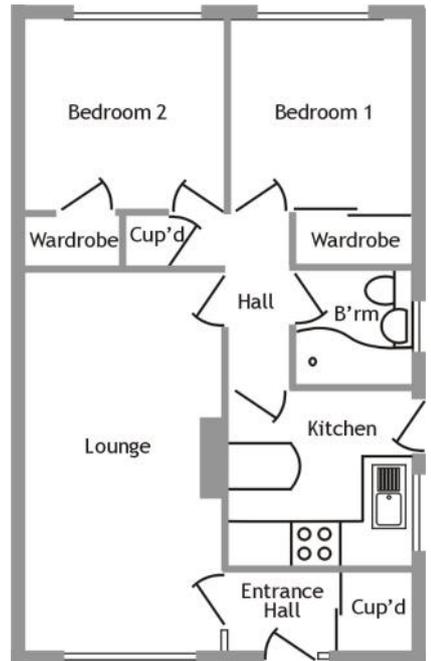
Number six was built around 1978. The house is very well presented and is in walk-in condition. The kitchen, bathroom, heating and flooring were all installed in 2014 and the property has just been re-decorated. There are gardens to both front and back a large driveway and a single garage. The property benefits from ample storage space, double glazing, electric central heating and PV Panels on the roof. This property would provide an ideal home for those looking to downsize, a small family, first time purchase or buy to let opportunity.

<b>Entrance Hall</b>	<b>1.80m x 1.27m</b>
<b>Lounge</b>	<b>5.78m x 3.00m</b>
<b>Inner hall</b>	<b>2.51m x 0.88m</b>
<b>Kitchen</b>	<b>2.84m x 2.81m</b>
<b>Bedroom 1</b>	<b>2.83m x 2.83m</b>
<b>Bedroom 2</b>	<b>3.08m x 3.01m</b>
<b>Bathroom</b>	<b>1.85m x 1.83m</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  
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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 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.