



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



**Greenwood, 16 Hill Street, Dingwall, IV15 9JP**

**Fixed price £150,000**

**\*\*FIXED PRICE\*\***

Traditional semi-detached 3 bedroom two storey family home, full of charm and character, located in the centre of the vibrant market town of Dingwall in Easter Ross in the Scottish Highlands.

The accommodation on the ground floor comprises hallway, lounge, family room, rear hallway, cloakroom, bedroom and kitchen/dining room. On the first floor there are two bedrooms and a bathroom.

The home has retained many of its original features and will benefit from a degree of upgrading.

Dingwall has a variety of shops, supermarket, services, restaurants, hotels, railway station, a leisure centre with swimming pool, primary school and secondary school.

The city of Inverness is approximately 15 miles away and benefits from an extensive range of retail, leisure and business facilities. Inverness also offers excellent transport links by road and rail. Inverness Airport offers national and European flights.

#### **Entrance hallway**

6'10" x 5'9" (2.09m x 1.77m)

Doors to lounge and family room. Entrance to inner hallway. Staircase to first floor.

#### **Lounge**

15'5" x 8'6" (4.70m x 2.60m)

Window to front. Spotlights. Carpet.

#### **Family room**

15'7" x 12'9" (4.76m x 3.91m)

Window to front. Electric fire. Two alcoves. Carpet.

#### **Inner hallway**

Leading through to the rear hallway.

#### **Rear hallway**

Doors to cloak room, bedroom and kitchen. Door to back garden. Storage cupboard. Vinyl flooring.

#### **Cloak room**

4'4" x 3'1" (1.33m x 0.94m)

White WC and wash hand basin. Mirror. Extractor. Spotlights. Cupboard housing electrics. Vinyl flooring.

#### **Bedroom 1**

10'1" x 11'2" (3.09m x 3.41m)

Window to rear. Recessed shelves. Spotlights. Vinyl flooring.

#### **Kitchen/dining area**

15'10" x 10'2" (4.85m x 3.11m)

Two windows to the rear. Wall and base units with worktop and tiling. Stainless steel sink with left

hand drainer. Integrated Beko ceramic hob, extractor and electric oven. Integrated fridge/freezer. Beko washing machine and Candy tumble dryer. Cupboard housing the Worcester central heating boiler. Spotlights. Vinyl flooring.

#### **First floor hallway**

10'9" x 7'1" x 3'1" (3.30m x 2.18m x 0.96m)

Window to front. Doors to two bedrooms and bathroom. Hatch to roof space. Smoke alarm. Carpet.

#### **Bedroom 2**

15'6" x 12'9" (4.73m x 3.89m)

Window to front. Built-in wardrobe. Mantlepiece. Carpet.

#### **Bedroom 3**

15'7" x 8'3" (4.75m x 2.54m)

Window to front. Recessed shelves. Carpet.

#### **Bathroom**

9'6" x 5'8" (2.91m x 1.74m)

Window to rear. White WC and pedestal wash hand basin. Bath with Mira Vie electric shower above, wet wall and shower screen. Spotlights. Vinyl flooring.

#### **Outbuildings**

Summerhouse

#### **Garden ground**

The enclosed front garden has been laid out with shrubs.

The rear garden is laid to lawn with shrubs and trees. There is a paved path leading up to the rear entrance door. Rotary clothes dryer.

#### **Extras**

All fitted carpets, washing machine and tumble dryer are included in the sale price.

#### **Heating and glazing**

Gas central and double glazing

#### **Services**

Mains electricity, water and drainage.

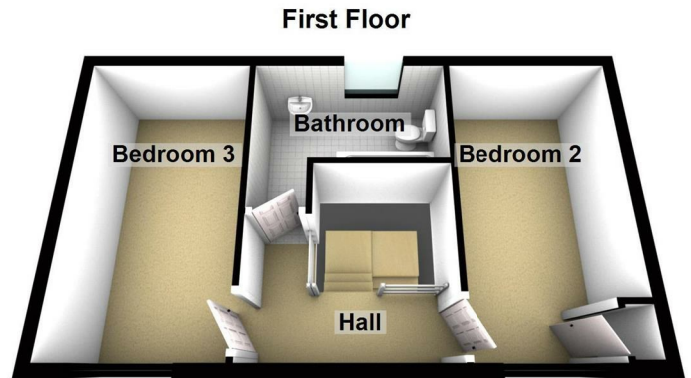
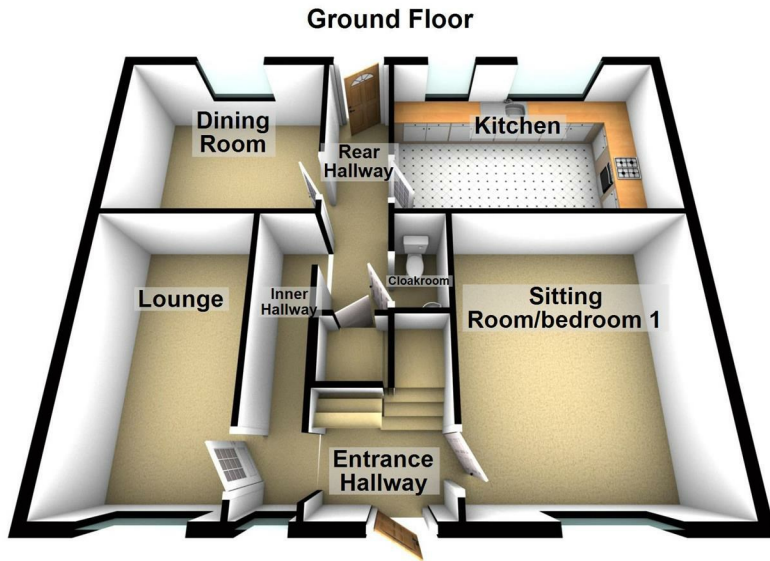
#### **EPC Rating D**

#### **Council Tax Band E**

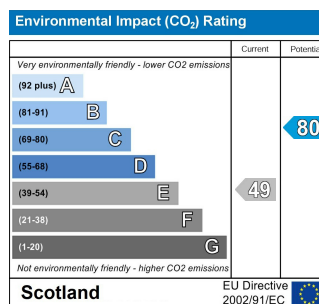
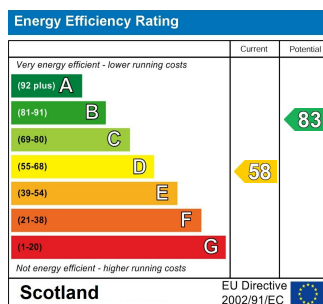








## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.