Harper Macleod LLP
Estate Agents & Solicitors

74 Cambrai Court, Station Road, Dingwall, IV15 9XA

Offers over £110,000

Stunning views across the open countryside are enjoyed from this beautifully presented 2 bedroom second floor flat forming part of a three storey block of six flats with an allocated parking space and within walking distance of all amenities in the market town of Dingwall in the Highlands of Scotland.

The flat is bright and spacious and has ample storage space throughout.

Harper Macleod LLP, Alder House Cradlehall Business Park, Inverness, Inverness-shire, IV2 5GH
Tel: 01463 795 006 **Email:** Susan.Breen@harpermacleod.co.uk https://www.estateagencyhighlands.co.uk

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The accommodation comprises a hallway, lounge, kitchen, bathroom and two bedrooms.

Dingwall sits at the head of the Cromarty Firth and has a good range of shops, Post Office, library, banks, hotels and restaurants. The Dingwall Leisure Centre with swimming pool, indoor sports hall and gym is within easy reach and there are Primary and Secondary schools nearby.

The flat is conveniently located for the train station for commuting to Inverness.

Viewing highly recommended.

Communal hallway
A secure communal entrance door opens into the hallway with a staircase leading up to the second floor.

Hallway
3'9" x 13'1" (1.15m x 4.00m)
Entrance door. Doors to lounge, two bedrooms and bathroom. Hatch to roof space. Cupboard housing electrics. Shelves. Storage cupboard. Cupboard housing water tank. Security audio intercom. Carpet.

Lounge
13'1" x 13'1" (4.01m x 4.00m)
Window to front with views over the open countryside. T.V. point. Carpet.

Kitchen
10'8" x 5'11" (3.26m x 1.82m)
Window to front with views over the open countryside. Wall and base units with worktop and tiling. Stainless steel 1 ½ bowl sink with right hand drainer. Integrated Ceran ceramic hob, double electric oven, Neff extractor and fridge. Hoover washer/dryer. Extractor. Vinyl flooring.

Bathroom
6'1" x 6'1" (1.87m x 1.87m)
White WC and pedestal wash hand basin with mirrored wall cabinet above. Shaver socket. Bath with Redring Bright electric shower above, tiling to walls and shower screen. Dimplex wall heater. Heated towel rail. Spotlights. Tiled flooring.

Bedroom 1
10'0" x 9'8" (3.05m x 2.96m)
Window to rear. Built-in wardrobe. Carpet.

Bedroom 2
11'7" x 11'3" at widest points (3.55m x 3.43m at widest points)
Window to rear. Built-in wardrobe. Carpet.

Garden ground
There is communal garden ground surrounding the flats and parking spaces.

Allocated Parking
There is an allocated parking space.

Extras
All fitted floor coverings and Hoover washer/dryer are included in the sale price.

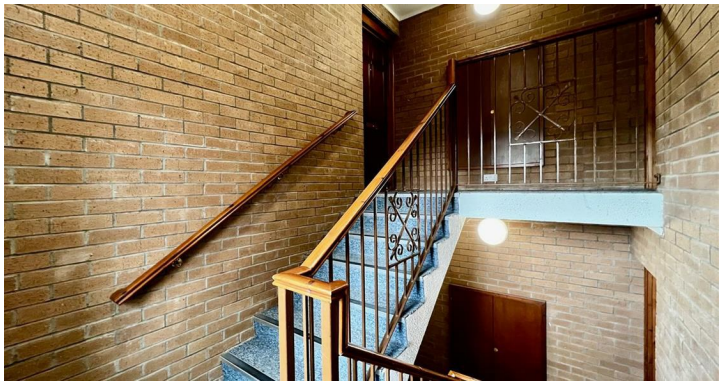
Heating and glazing
Electric storage and panel heaters.
Double glazing.

Services
Mains electricity, water and drainage.

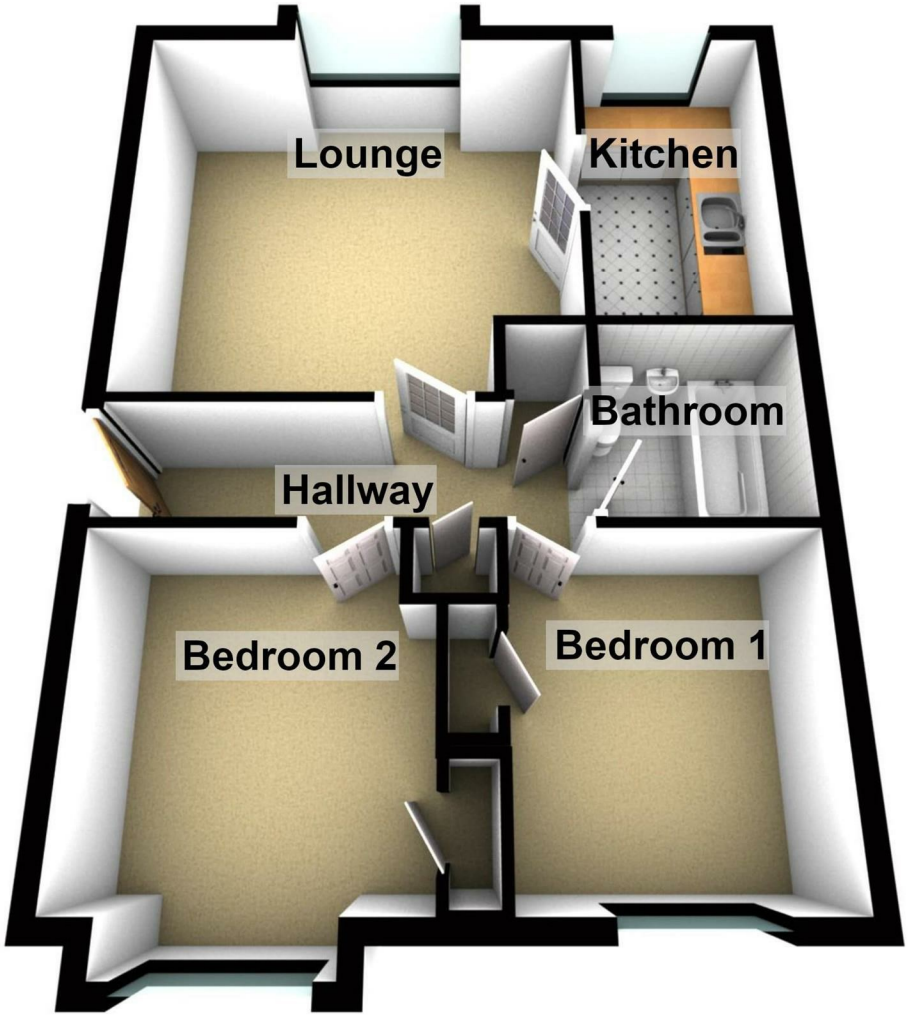
Factors
Newton Property Services are the factors. The current quarterly charge is approximately £200.

EPC Rating C

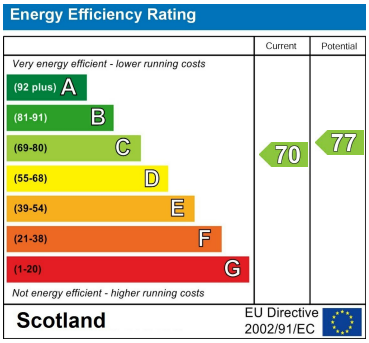
Council Tax Band C

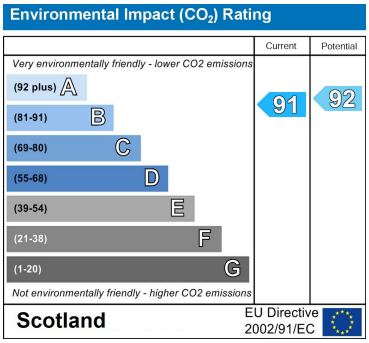


Ground Floor



Energy Efficiency Graph





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