

JC Bartlett & Co

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3 Fraser Road, Dingwall, Ross-shire, IV15 9GE

3 Bedroom terraced dwellinghouse

Offers over £112,000

This terraced house has recently been redecorated to a good standard in bright neutral colours. It is located within an established residential area of Dingwall, with primary and secondary schooling only a short distance away. The Market Town of Dingwall provides a range of facilities, including a leisure centre with swimming pool and a football academy. Clubs can also be found to suit a variety of interests. Supermarkets, banks and services are also available. The Highland Capital City of Inverness lies some 12 miles from Dingwall and has an extensive range of leisure, retail and entertainment facilities and road and rail links south. Dalcross airport is located some 6 miles beyond Inverness.

ACCOMMODATION. This comprises kitchen, dining and living areas, hallway, three bedrooms and bathroom

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The high performance timber front door with opaque glazed panel leads into the kitchen area of the largely open plan downstairs living space.

Kitchen area

13'6" x 8'4" (4.14m x 2.55m)

The kitchen is fitted with a range of floor and wall units with crisp white doors and drawer fronts, stainless steel handles and a beach block-effect work surface. It is fitted with an electric oven, gas hob and chimney type extractor all in brushed stainless steel, together with a single bowl stainless steel sink and chrome plated swan neck mixer tap. There is an under counter space for a further appliance, 3-way chrome plated ceiling spotlight, single radiator, oak effect laminate flooring and windows to the South.



Dining area

12'2" x 6'0" (3.71m x 1.84m)

The dining room has oak effect laminate flooring, 3-way chrome plated ceiling spotlight, double radiator and access to a full height under stair cupboard.

Living area

13'3" x 10'0" (4.06m x 3.06m)

The living area is carpeted and has a large window to the North, coving, brass ceiling fan light and radiator.



Hallway

The hallway has oak-effect laminate flooring, a high performance door with peep hole and opaque-glazed side light to the rear garden, radiator, ceiling light, smoke detector, central heating control and a box containing the electrics. A carpeted staircase leads to the upstairs landing.





Upstairs landing

The upstairs landing has a full height lit airing cupboard which houses the hot water tank, radiator, ceiling light and smoke detector.

Bedroom 1

11'8" (3.57m x 3.05m)

This room is carpeted and has a full-height two door wardrobe with louvered sliding doors, a window to the North, ceiling light and radiator.

Bedroom 2

13'5" x 8'4" (4.09m x 2.55m)

This room is carpeted and has a full-height two door wardrobe with louvered sliding doors, a window to the South, ceiling light and radiator.



Bedroom 3

10'9" x 6'10" (3.29m x 2.10m)

This room is carpeted and has a full-height two door wardrobe with louvered sliding doors, a window to the North, ceiling light and radiator.

Bathroom

*6'0" at widest point x
6'10" at widest
(1.83m x 2.10m)*

The bathroom is equipped with a 3 piece suite, comprising w/c, pedestal sink and bath - all in white shell effect with a mosaic tiled splash back above the sink and bath. It has vinyl flooring, and opaque window to the South, semi-flush ceiling light and extractor fan.



OUTSIDE.

The rear garden is enclosed by a horizontal timber paling fence (approximately 1 metre high) and is laid to lawn with a concrete slabbed path. The front garden is enclosed by a timber fence and hedge (both approximately 2 metres high), and is laid partly to lawn with a large slabbed area and gravel. Within the rear garden is a garage (internal dimensions: 5.50m x 2.61m), which has a concrete floor, concrete block walls harled to match the house, timber sarking with a profile metal sheet roof and an up-and-over metal door



to the front. In front of the garage there is a tarmac parking space capable of holding one car. The rear of the garage structure comprises a concrete shed with internal dimensions of 1.07m x 2.60m.

SERVICES.

Mains water, drainage, electricity, telephone and gas.
HEATING. Heating is by gas fired central heating.

EXTRAS.

Included in the price are all carpets and fitted floor coverings, together with the oven, hob and extractor.

VIEWING.

Parties interested in viewing this property are asked to contact the selling agents on 01349 867100 to arrange a suitable appointment.

DIRECTIONS.

Travel round the ring road heading for Alness and then turn left up Kinnairdie Brae (just past Dingwall). At the top of the road take a left and then after passing the Co-op and "Mr Fish" take the next turning on the right into Deas Avenue and then first right onto Fraser Road. Number 3 is accessed by the first gate on the left hand side.

COUNCIL TAX.

Band B

PRICE.

Offers over £112,000 are sought.

ENTRY.

Early entry is available.

OFFERS.

All offers to be submitted in Scottish legal form to J C Bartlett & Co Solicitors, 6 McGregor Court, Dingwall, Ross-shire, IV15 9HS.

CLOSING DATE.

If a closing date is fixed we will endeavour to advise all parties who have formally noted an interest. If you wish to be so advised then it is important that you let us know in writing. The seller does, however, reserve the right to accept any offer and that whether it is received prior to, or without fixing, a closing date.

These particulars are given for guidance only. Whilst they are believed to be correct, they are not to be taken as forming part of any contract of sale. In particular: (i) measurements are subject to a margin of error; and (ii) the mention of any appliance and/or service does not imply that they have been tested or are in full and efficient working order. If any points are of particular importance then please ask for further information/verification so that you do not make a wasted journey to view the property.

