

**2 The Old Jail
Dingwall
IV15 9QP**



A one bedroom ground floor flat located in the popular market town of Dingwall. The property is located within walking distance to the town amenities and will appeal to first time buyers or those looking for a property with letting potential.

OFFERS OVER £72,000

HSPC Reference: 56381

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com

PROPERTY

Located in the popular market town of Dingwall, this ground floor flat comprises of a lounge, a kitchen, a bedroom and a bathroom. The property features electric heating, sash windows and communal gardens. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers including first time buyers or those looking for a property located on the ground floor with letting potential.

GARDENS

The property has communal parking and gardens.

LOCATION

The market town of Dingwall has a number of local amenities including a train station, High Street shops, cafés, a museum, supermarket shopping, Leisure & Community Centre and library, banks and Post Office, two medical practices, a Hydro Therapy Pool and green leisure spaces. Primary and secondary schooling are both located within the town. Dingwall is within easy commuting distance of the city of Inverness approximately 14 miles away, where there is a comprehensive range of amenities including Eastgate Shopping Centre, High Street shopping, hotels, cafés, bars, restaurants and train and bus stations. Inverness Airport is located approximately 7.5 miles east of the city at Dalcross.

GENERAL DESCRIPTION

LOUNGE

Approx. 4.71 m x 2.13 m

The lounge is accessed via the front door, has an electric storage heater and an archway through to the kitchen.

KITCHEN

Approx. 3.46 m x 2.28 m

The kitchen is fitted with both base and wall mounted units and has an integrated oven, hob and extractor, worktops, a sink with drainer and plumbing for a washing machine.

BEDROOM

Approx. 3.50 m x 2.62 m

The bedroom is accessed via the lounge and has a window overlooking the communal gardens. It has an electric heater and a door to the box room/dressing room.

BOXROOM / DRESSING ROOM

Approx. 2.31 m x 1.78 m

The box room/dressing room has a window to the side and is accessed via the main bedroom.

BATHROOM

Approx. 2.67 m x 1.61 m

The bathroom is fitted with a three-piece suite comprising a pedestal wash hand basin, a WC and a bath with electric shower over.

EXTRAS

All fitted carpets and floor coverings.

SERVICES

Mains electricity, water and drainage.

HEATING

Electric Heating.

GLAZING

Sash windows.

VIEWING

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO₂ emissions</small>			
<small>Not energy efficient - higher running costs</small>			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 61, Potential 76

Environmental Impact (CO₂) Rating: Current 42, Potential 62

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.