



6 Tulloch Court, Dingwall, Ross-shire, IV15 9GU

Offers Over £68,000

- First Floor Flat
- Entrance Hall
- Living Room/Kitchen Diner
- Two Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Communal Grounds
- Ample Parking
- EPC Rating B



01349 865125

middletonross.co.uk

REF 28
HSPC 59016



Dingwall offers a wide variety of facilities including national supermarkets, independent shops, hotels, banks, restaurants and pubs. The town benefits from regular bus and train services to both north and south and Inverness is within easy commuting distance.

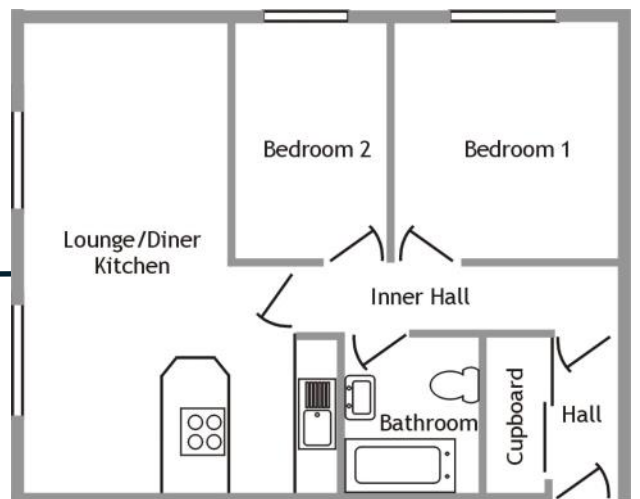
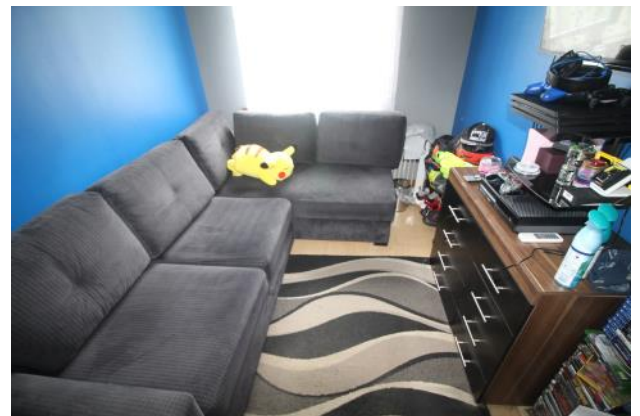
This first floor flat is conveniently situated within a few minutes walking distance of the town centre, the leisure centre with swimming pool and schools. There is a small supermarket and take-away which services the immediate area. There are bus stops nearby.

The flat benefits from double glazing and electric heating. There is an allocated parking space. Entrance is via a shared security entrance system. There is a factoring fee of approximately £25.00 per month which covers cleaning, building repairs and grounds.

The property is of non traditional construction, it is understood that it was upgraded in the mid 1980's under the supervision of Architects and by structural engineers. This has enabled the property to become mortgageable, but to a limited number of lenders only. The flat would provide an excellent buy to let opportunity or first time purchase.

Directions: From Maryburgh, turn left at the second set of traffic lights (signposted Ullapool) continue along Mill Street until you go over the railway line then turn right, continue up the hill then take the first left after the Coop, then first left again, Number 6 is in the first block on the right.

From Alness, at the first set of traffic lights turn right and go to the top of the hill, at the T-Junction turn left then first right, then first left.



Services: Mains electricity, water & Drainage.

Council Tax— B

To arrange a viewing call Middleton Ross on 01349 865 125

HSPC Out of Hours 01463 231173

Monday to Friday 8am -9am & 5pm -1 1pm

Saturday 8am -1 1pm & Sunday 8am—1 1pm

or Email: property@middletonross.co.uk

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, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



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