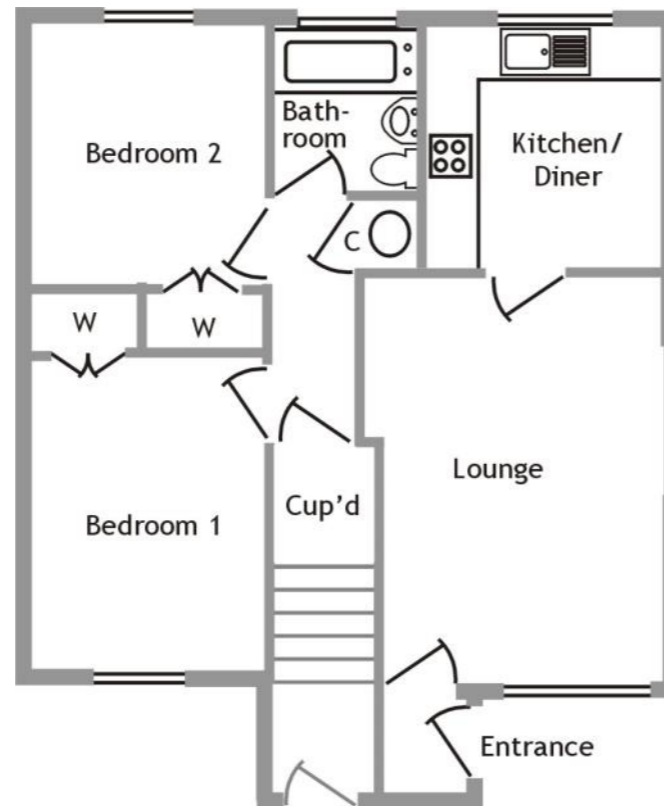


Cambrai Court is a purpose built development of flats close to the centre of Dingwall. The town offers a wide variety of facilities which include national supermarkets, independent shops, bars, hotels, restaurants and banks. There are both primary and secondary schools in the town and a leisure centre which has a swimming pool. Dingwall also benefits from regular bus and rail links with regular services to north, south and west. There are bus stops and the railway station which are located a short distance from the property. Inverness is within easy commuting distance approximately 14 miles away.

Number 1 has a private entrance and is on the ground floor making it easily accessible. The property benefits from double glazing and night storage electric heating. The apartment now requires some modernisation and redecoration and on completion would make an ideal starter home or buy-to-let opportunity.

Directions from the south, on entering Dingwall go through the first set of traffic lights then take the first right into Hill Street, when you reach the crossroads by the Royal Hotel turn right, follow the road round to the right and pass the railway station, Cambrai Court is the first on the left and the property is to the far left.



Services: Mains electricity, water and drainage

Council Tax— C

Factoring Charge: Approx. £36 per month, includes buildings insurance.

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 1pm & Sunday 8am - 1pm

Email: property@middletonross.co.uk Text 07774 419811

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 floor plans 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.



1 Cambrai Court, Station Road, Dingwall, Ross-shire, IV15 9XA

Offers Over £93,000

- Ground Floor Flat
- Private Entrance
- Porch
- Lounge
- Kitchen/Diner
- Two Bedrooms
- Bathroom

- Double Glazing
- Electric Storage Heating
- Designated Parking
- Close to Town Centre
- Bus and Rail Links Nearby
- EPC Rating D



01349 865125

middletonross.co.uk

REF 48
HSPC 59058





1 Cambrai Court, Station Road, Dingwall, Ross-shire, IV15 9XA

Offers Over £93,000

Ground floor flat with private entrance and designated parking spot in a convenient location near Dingwall town centre and transport links.

Entrance Hall	1.16m x 0.93m
Lounge	4.48m x 3.39m
Kitchen/Diner	2.63m x 2.59m
Bedroom 1	3.50m x 2.49m
Bedroom 2	2.91m x 2.67m
Inner Hall	2.61m x 0.92m
Bathroom	1.85m x 1.67m