

This detached villa forms part of a quiet cul-de-sac in a popular residential area consisting of similar style houses and conveniently situated close to the town centre within easy walking distance of the High Street, leisure centre which has a swimming pool, Primary and Secondary schools and a bus stop. The town offers a wide variety of facilities which include national supermarkets, independent retailers, hotels, banks, restaurants, coffee shops, pubs and fast food outlets. Dingwall benefits from regular bus and train services to both north and south and Inverness is an easy commute by car.

The house was built around 40 years ago and has off street parking provided for 2-3 cars in the driveway and garage. There are attractive gardens to the front and back. The property has four bedrooms on the first floor and a ground floor dining room which could also be a fifth bedroom, the ground floor also has a separate W.C. From the first floor there are lovely views of the Cromarty Firth and the Black Isle beyond. The electric heating was replaced with a Dimplex Quantum system some two years ago along with a new kick board fan heater in the kitchen. The property would benefit from some modernisation and on completion would provide an ideal family home.

Directions: On entering Dingwall from Maryburgh you will go through two sets of traffic lights, continue on past the Tesco Store on the right and turn left at the next set of lights got to the top of the hill and at the T-junction turn right and then take the second right (opposite the sawmill entrance). Balnabeen Drive is the third turn on the left and No. 30 is the second house on the right.

Services: Mains electricity, water and drainage.

Council Tax— E

A Home Report is available at Harvey Donaldson & Gibson

To arrange a viewing call Middleton Ross on 01349 865125

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

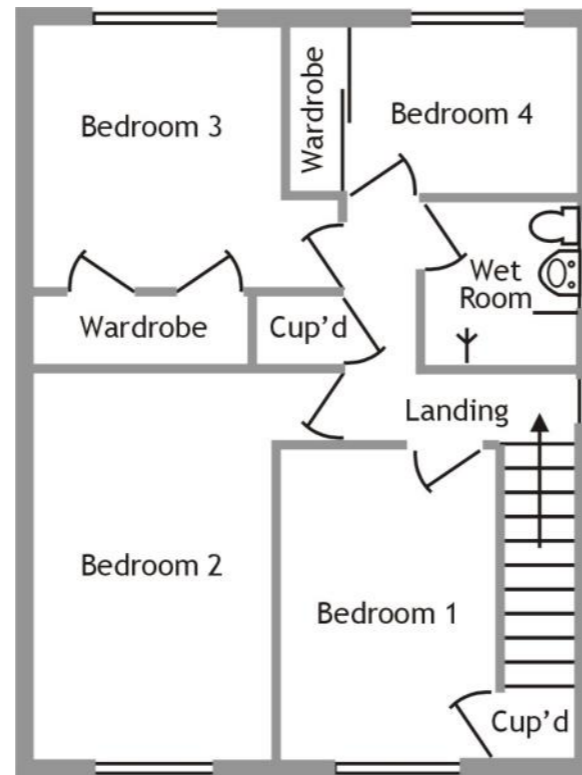
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

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

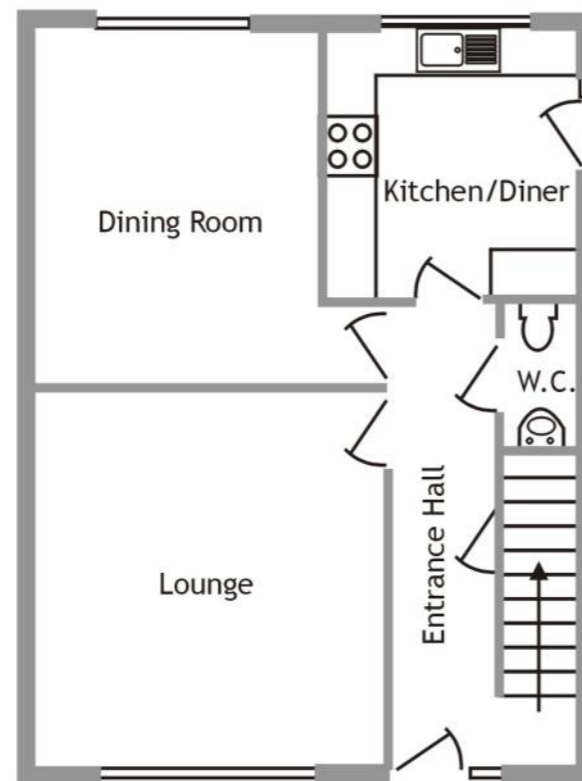
Email: property@middletonross.co.uk

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 integrated kitchen appliances are included in the sale along with the dishwasher. The mention of appliances and services does not imply that they are in full and efficient working order.



First Floor



Ground Floor



FOR SALE



30 Balnabeen Drive, Dingwall, Ross-shire, IV15 9LY

Offers Over £200,000

- Detached Villa
- Entrance Hall
- Lounge
- Kitchen/Diner
- Dining Room
- Four Bedrooms
- Wet Room
- W.C.

- Electric Heating
- Double Glazing
- Gardens to Front and Back
- Single Garage with Power & Light
- Driveway
- Close to Town Centre and Bus Stop
- Schools and Leisure Centre Nearby
- EPC Rating D



01349 865125

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REF 15
HSPC 59072





30 Balnabeen Drive, Dingwall, Ross-shire, IV15 9LY

Offers Over £200,000

Well appointed detached family home with gardens to front and back and a garage situated in a quiet residential cul-de-sac just a short distance from the town centre and schools.

Entrance Hall	5.68m x 1.29m
Lounge	4.61m x 4.21m
Kitchen/Diner	3.28m x 3.08m
Dining Room	4.27m x 4.17m
W.C.	1.78m X 0.96m
Bedroom 1	4.44m x 3.64m
Bedroom 2	4.63m x 3.50m
Bedroom 3	3.50m x 3.36m
Bedroom 4	3.00m x 2.12m
Wet Room	2.00m x 1.95m

All measurements shown are at widest points

Outside

- Front Garden
- Single Garage with Power & Light
- Driveway for Two Cars
- Back Garden