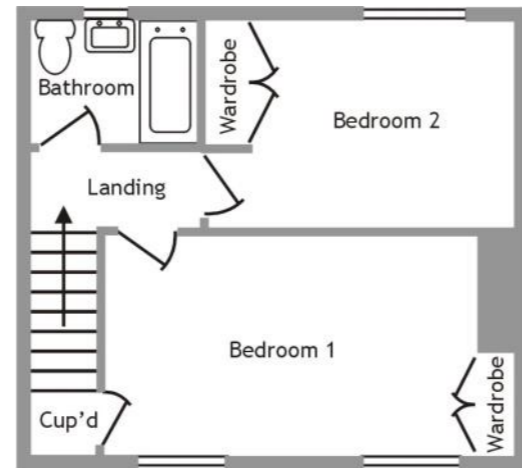


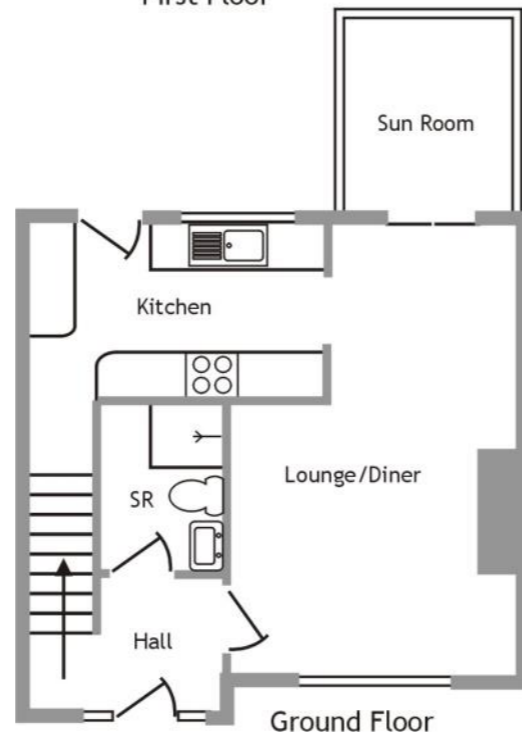
MacDonald Road is situated in a development of similar style houses which were built by the local authority approximately 55 years ago. The town offers a wide variety of facilities which include national supermarkets, independent shops, bars, hotels, restaurants and banks. There are both primary and 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 4 is just a five minute walk from the town centre. The property benefits from double glazing and gas central heating. The property would benefit from some modernisation and redecoration and on completion would make an ideal home for a small family, a starter home or buy-to-let opportunity.

Directions from the south, on entering Dingwall go through the first set of traffic lights then when you reach the second set of lights turn left (Signposted Ullapool/Strathpeffer) then take the first left again onto Caberfeidh Avenue, follow the road around to the right into Cluny Road. MacDonald Road is the first on the right and No. 4 is the second house on the right hand side.



First Floor



Ground Floor

Services: Mains electricity, gas, water and drainage  
 Council Tax— B  
 A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)  
 To arrange a viewing call Middleton Ross on 01349 865 125  
 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 - 11pm & Sunday 8am - 11pm  
 Email: [property@middletonross.co.uk](mailto: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](mailto:property@middletonross.co.uk).

The mention of appliances and services does not imply that they are in full and efficient working order.



4 MacDonald Road, Dingwall, Ross-shire, IV15 9NZ

Offers Over £100,000

- Mid Terraced House
- Porch
- Lounge/Diner
- Kitchen
- Sun Room
- Two Bedrooms
- Ground Floor Shower Room
- First Floor Bathroom
- Double Glazing
- Gas Central Heating
- Close to Town Centre
- Bus and Rail Links Nearby
- EPC Rating E





4 MacDonald Road, Dingwall, Ross-shire, IV15 9NZ

Offers Over £100,000

Mid terraced house situated in a popular residential area which is just a few minutes walk from Dingwall town centre.

**Ground Floor**

Hall	1.80m x 2.50m
Lounge/Diner	5.77m x 3.75m
Kitchen	3.75m x 2.26m
Sun Room	2.49m x 2.19m
Shower Room	2.18m x 1.43m

(Measurements are at widest points)

**First Floor**

Landing	2.09m x 0.93m
Bedroom 1	4.45m x 2.91m
Bedroom 2	4.02m x 2.73m
Bathroom	2.09m x 1.67m

**Outside**

- Gardens to Front & Back
- Patio
- Shed