



12 Tulloch Square, Dingwall, IV15 9UA

This one bedroom ground floor flat would make a good first time home or investment as a buy to let. Dingwall has a varied selection of shops and amenities which include high street stores, Tesco and Lidl supermarkets, a Home Bargains store, sports centre and Police Station. Primary and Secondary schools are close by.

The accommodation consists of hall, lounge, kitchen/diner, bathroom and a double bedroom. The property has electric storage and panel heaters, is fully double glazed and has parking to the front outside the communal door.

Dingwall provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 15 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

EPC—Band D (66) Council tax band B
what3words//[contrived.former.poets](https://what3words.com/contrived.former.poets)

OFFERS OVER £82,000

- Ground floor flat
- One double bedroom
- Kitchen/diner
- Lounge
- Bathroom
- Double glazing
- Electric storage and panel heaters
- Parking to the front
- Within walking distance to town centre
- EPC Band D (66)



Hannah Homes Estate &
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16a High Street
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Entry to the block of flats is through the main communal door where you are met by the communal staircase to the upper level flats. Go through another communal door and ground floor flats are enter via a small hallway.

Entry to number 12 is through a wooden door with mortice and yale locks.

HALL

Carpet. Storage heater. 2. cupboards one with Hot water cylinder and the other has electricity meter, shelving and coat hooks

BATHROOM

8'6" x 5'3" (2.59m x 1.60m) approx.

Vinyl. Panel heater. Window to rear of property. Three piece bathroom suite with electric shoer over bath. Wet wall panels around bath and tiles above wash hand basin. Shaver socket.

BEDROOM

11'2" x 9'10" (3.41m x 2.99m) approx.

Carpet. Panel heater. Double aspect windows. Built in double wardrobe with mirrored doors.

LIVING ROOM

13'1" x 12'8" (4.00m x 3.86m) approx.

Carpet. Storage heater. Window to front of property.

KITCHEN/DINER

9'9" x 8'6" (2.94m x 2.61m) approx.

Vinyl. Storage heater. Fitted wall and base units and stainless steel sink. Row of tiles above worktops. Windows to rear of property.

OUTSIDE

There is parking spaces to the front of the property outside the communal door to the block.

PRICE

OFFERS OVER £82,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band B

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD**: 16a High Street, Alness, Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & [facebook](http://facebook.com).

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All measurements are approximate and for display purposes only

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