



HANNAH HOMES

ESTATE & LETTING AGENTS



**23 MACINTYRE PLACE, DINGWALL,
ROSS-SHIRE, IV15 9NB**

This one bedroom second floor flat is located in the market Town of Dingwall. Facilities in the town of Dingwall include banks, supermarkets, Post Office, library, swimming pool and a wide range of restaurants, cafés and retail outlets in the town centre. Education is provided at either Dingwall Primary School or Dingwall Academy, both of which are within walking distance.

Inverness, the capital of the Highlands, is approximately 14 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

The accommodation consists of hall, living room/kitchen, bathroom and one double bedroom. Property has electric storage central heating and is fully double glazed. There is off street parking to the rear of the property.

EPC—Band E

Offers over £72,000

- **Second floor flat**
- **Living room / kitchen**
- **Bathroom**
- **One double bedroom**
- **Communal garden to the rear with drying area**
- **Off street parking to the rear**
- **Electric storage heating**
- **Double glazing**



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email: mail@hannah-homes.co.uk



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Access to the property is through the wooden front door which opens to:-

ENTRANCE HALL

Cupboard leading to hallway. Hallway has vinyl and panel heater. Access to all rooms from here

LIVING ROOM/KITCHEN

14'6" x 17'9" (4.42m x 5.43m) approx.

Carpet to living room area and vinyl to kitchen. Storage heater. Kitchen has fitted wall and base units and extractor hood over cooker space. Breakfast bar between kitchen and living room. Cooker. Two windows to front of property. Fireplace. Door to kitchen.

BATHROOM

5'7" x 6'6" (1.70m x 1.99m) approx.

Three piece suite with electric shower over bath. Wet wall paneling around bath and above wash hand basin. Vinyl floor covering. Extractor fan.

BEDROOM ONE

13'4" x 10'2" (4.06m x 3.10m) approx.

Double bedroom with window to the rear of the property. Feature fire fitted to wall. Carpeted.

OUTSIDE

Communal garden area to rear of block of flats with drying area. Off street parking to rear

PRICE

Offers over £72,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band B.

VIEWING

By arrangement with the selling agents.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

22 High Street, AIness,

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.s1homes.com & facebook.

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