

This three bedroom end terrace house is situated on the periphery of a popular residential area which consists of properties of a similar type. The house offers spacious accommodation, a large shed and attractive gardens to the front and back. To the side of the house is a large open space with a children's park. The property is in reasonable condition but would now benefit from some modernisation and redecoration. The house is within easy walking distance of both the primary and secondary schools, the sports centre with swimming pool and bus stops. This house would provide an ideal family home, a first time purchase, or a buy to let opportunity.

Dingwall offers a variety of facilities including a wide selection of independent shops, national supermarkets, hotels, bars, fast food outlets and banks. A few minutes walk from the property is a Coop convenience store and a fish and chip shop. The town also benefits from regular bus and rail links available to both north and south, bus stops and train station are a short distance from the property and there are many pleasant walks nearby.

Directions: Opposite Frank Nicols turn right onto Back Road then first left into Deas Avenue, the road bends left, then right and right again. Park in one of the car parks on the left. On the right there is a path with a 'no parking' sign at the end walk along the path and no. 21 is the last house on the left.

What3words app: [///slams.souk.indicated](#)

Services: Mains electricity and water.

Council Tax Band B

A Home Report is available on request.

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 - 11pm & Sunday 8am - 11pm

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



21 Deas Avenue, Dingwall, Ross-shire, IV15 9RF

Offers Over £115,000

- End Terrace House
- Large Entrance Hall
- Lounge
- Kitchen/Diner
- Landing
- Three Bedrooms
- Shower Room
- Ample Storage

- Electric Heating
- Double Glazing
- Gardens to Front and Back
- Shed with Power
- Ample Shared Parking Nearby
- Close to Schools
- Ideal Family or Starter Home
- EPC Rating D



21 Deas Avenue, Dingwall, Ross-shire, IV15 9RF

Offers Over £115,000

End terraced three bedroom house in a popular residential area in Dingwall close to the schools.

