

This detached villa forms part of a street of similar style houses which are conveniently situated close to the town centre within easy walking distance of the High Street, leisure centre which has a swimming pool, schools and a bus stop. The town offers a wide variety of facilities including national supermarkets, independent shops, hotels, banks, restaurants and pubs. Dingwall benefits from regular bus and train services to both north and south and Inverness is within easy commuting distance.

The house was built around 70 years ago and is of a double block construction. There is off street parking provided for 2-3 cars in the driveway and the garage. There are attractive gardens to the front and back with plants and shrubs. The back garden is a sun trap and enjoys lovely views of the Cromarty Firth and surrounding hillsides. The house has four bedrooms. On the first floor there is a large landing which could be used as office space. The property would now benefit from modernisation and redecoration and on completion would provide an ideal family home in a highly sought after residential area.

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 and then turn first right into Woodlands Road, the house is on the right hand side. From the Alness side, turn right at the first set of lights and then right again into Woodlands Road the house is on the right hand side.

What3Words location: [///prickly.prestige.rhino](https://www.what3words.com/#!/prickly.prestige.rhino)

Services: Mains electricity, gas, water and drainage.

Council Tax— D

A Home Report is available at www.OneSurvey.org

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



Firth View, 17 Woodlands Road, Dingwall, Ross-shire, IV15 9LJ

Offers Over £185,000

- Detached 1½ Storey House
- Vestibule
- Inner Hall
- Lounge
- Kitchen/Diner
- Four Bedrooms
- Large Landing
- Bathroom

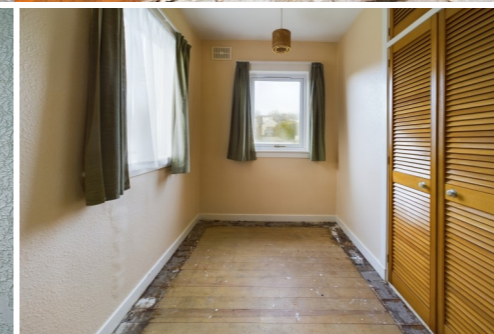
- Gas Central Heating
- Double Glazing
- Gardens to Front and Back
- Garage and Driveway
- Garden Shed
- Modernisation Project
- Close to Town Centre and Bus Stop
- Schools and Leisure Centre Nearby
- EPC Rating E

01349 865125

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REF 14
HSPC 60746

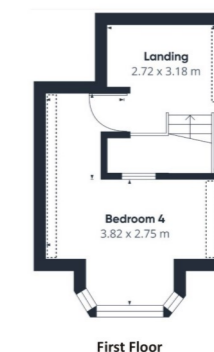




Firth View, 17 Woodlands Road, Dingwall, Ross-shire, IV15 9LJ

Offers Over £185,000

Detached 1½ house with attractive garden situated in a quiet residential street a short distance from the town centre.



Approximate
 Floor Area
 98.5m²