

This semi-detached villa is situated in a quiet central location conveniently located close to the town centre within easy walking distance of the High Street, leisure centre with swimming pool, Primary and Secondary schools. The town offers a variety of facilities including national supermarkets, hotels, a bank, independent retailers, restaurants, coffee shops, pubs and fast food outlets. Dingwall benefits from regular bus and train services to both north and south and Inverness is an easy commute by car or public transport.

This semi-detached two storey villa was built around in 1855 and is mainly of solid stone construction under a slate roof. The property is spacious and has plenty of scope for re-modelling. The house has a substantial garden to the front and side and driveway and large garage to one side of the house providing ample off street parking. The property is very attractive and still retains many original features such as the beautiful wooden staircase, cornices, high skirting boards and open fireplaces. The property now requires complete renovation and modernisation, the gas boiler needs to be replaced and the roof and plumbing also require attention. On completion of the work this house would provide an ideal family home in a convenient location.

Directions: On entering Dingwall from Maryburgh turn left at the second set of traffic lights (signposted Ullapool) then first right after the Police Station then right again into Gladstone Avenue the house is on the right immediately after the Police Station car park. From the north, turn right at the second set of lights then follow the directions above.

If using the What3Words app enter:

///boarding.exits.sport

Services: Mains electricity, gas, water & drainage.
 Council Tax— E
 Home Report available from onesurvey.org
 To arrange a viewing call Middleton Ross on 01349 865125
 HSPC out of hours 01463 231173
 Monday to Friday 8am - 9am & 5pm - 11pm
 Saturday 8am - 11pm & Sunday 8am - 11pm
 or 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.



Bridaig Villa, Gladstone Avenue, Dingwall, Ross-shire, IV15 9PG

Offers Around £135,000

- Semi Detached Villa
- Entrance Hall
- Lounge
- Kitchen/Diner
- Second Reception Room
- Side Lobby
- Landing
- Three Bedrooms
- Family Bathroom
- Double Glazing
- Gas Central Heating
- Large Gardens to Front and Side
- Garage with Workshop
- Driveway
- EPC Rating E

01349 865125
middletonross.co.uk

REF 23
 HSPC 60622

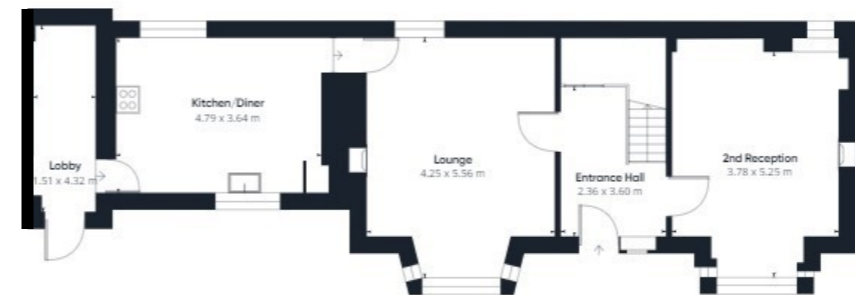




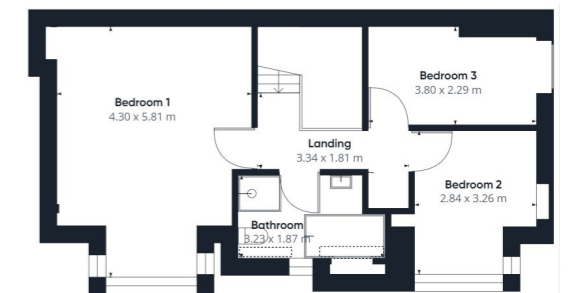
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Offers Over £140,000

Semi-detached villa situated in a quiet yet central location close to all amenities.



Ground Floor



First Floor

Approximate Floor Area
 170 m²