

This end terrace house is situated in Macrae Crescent, which is a popular residential area of similar style houses in a quiet location in Dingwall and just a short walk from the town centre and amenities. The area is close to both primary and secondary schools, leisure centre, the swimming pool and library. Local amenities include a variety of local shops, fast food outlets, national supermarkets, a Post Office, Bank, restaurants and hotels. Inverness is 13 miles away and Alness is ten miles distant and there are regular bus and train services to both north and south.

This is a well presented home which is in good condition. There are gardens to both front and back. The property benefits from gas central heating and double glazing and some wonderful views from the back. This house will provide an ideal home for a small family, a first time purchase or buy to let opportunity.

Directions: On entering Dingwall from the Maryburgh Roundabout go straight ahead at the first set of traffic lights then turn left at the second set of lights (Signed Ullapool), continue along the road passing the Police Station on the right before the sharp bend in the road turn left into Blackwells Street and then first left. Go straight to the top of the hill and turn left into Macrae Crescent (one way street) Number 37 is on the left as you go back down the hill.

What3Words app [///energy.famed.shatters](https://www.what3words.com/)

Services: Mains electricity, gas, water and drainage.

Council Tax— B

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.




FOR SALE



37 Macrae Crescent, Dingwall, Ross-shire, IV15 9NY

Offers Around £120,000

- End Terraced House
- Entrance Hall
- Lounge/Diner
- Kitchen
- Rear Porch/Utility
- Large Understair Cupboard
- Landing

- Two Double Bedrooms
- First Floor Shower Room
- Double Glazing
- Gas Central Heating
- Great Views of Ben Wyvis
- Gardens to Front and Back
- EPC Rating C

01349 865125

middletonross.co.uk

REF 13
HSPC 60683





37 Macrae Crescent, Dingwall, Ross-shire, IV15 9NY

Offers Over £120,000

End terraced house in a quiet convenient location in Dingwall just a few minutes walk from the High Street.

