



This sale represents an ideal opportunity to purchase a commercial premises with a residential flat above, with easy access to the High Street, in the popular market town of Dingwall. Formerly a successful laundrette, the premises is offered for sale as an empty unit and could easily be converted into further retail units or a residential dwelling given the necessary planning consents.



2 Church Street, DINGWALL, IV15 9SB

Offers Over £110,000



REF: 60782

## 2 Church Street, DINGWALL, IV15 9SB

In need of renovation, once completed, the property represents an ideal purchase for someone looking to acquire retail premises with living space in the town centre.

The ground floor comprises; a front reception area with counter and clothing rails; rear storeroom; large, work room with additional external door giving access to Church Street and stairs leading to the upper floor; inner hallway with access to the rear courtyard; fully tiled shower room comprising a free standing electric shower enclosure; further storeroom, formerly the boiler room.

The accommodation on the first floor comprises; upper landing with large storage cupboard and access to the attic; kitchen with base and wall units, integrated electric oven, gas hob, extractor and breakfast bar; generous lounge; master bedroom and large cloakroom comprising a wash hand basin, WC and plumbing for a bath. The property benefits from a fully enclosed, private courtyard area to the rear.

The property is within very easy reach of excellent facilities including, supermarkets, bank, Post Office, hotels, cafes and the High Street offering an excellent range of retail outlets. Dingwall also has a community centre with swimming pool and community hospital. Also within walking distance is the railway station, providing a regular service both North and South.

Inverness, the main business and commercial centre in the Highlands, is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

### Reception Area

**4.85m x 4.04m (15'11 x 13'3)**

### Laundry/Workroom

**3.80m x 4.00m (13'5 x 13'0)**

### Rear Storeroom

**3.73m x 3.28m (12'3 x 10'9)**

### Storeroom

**3.62m x 2.36m (11'11 x 7'9)**

### Shower Room

**2.10m x 1.57m (6'11 x 5'2)**

### Kitchen

**2.90m x 1.69m (9'6 x 5'6)**

### Lounge

**3.81m x 3.85m (12'6 x 12'8)**

### Bedroom

**4.54m x 3.64m (14'11 x 11'11)**

### General

The property is being sold in its present condition and no warranty will be given to any purchaser with regards to the existence or condition of the heating, services or other systems within the property. Any intending purchaser is required to accept the position as it exists.

### Services

Mains water, drainage and electricity. The heating system has been removed from the property however electric heaters could easily be re-installed.

### Council Tax

Council Tax Band A

### EPC Rating

G

### Post Code

IV15 9SB

### Entry

By mutual agreement

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

CLI/EB/FERG0156/2

### Price

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### Directions

From Inverness follow the signs for Dingwall. Continue along and turn right at Tesco, onto Mart Road. Take first right, continuing on Mart Road. Take the second right on to Church Street and the property is further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

