



5 MacDonald Road, DINGWALL, IV15 9NZ

Offers Over £165,000

REF: 61112





Situated in the popular market town of Dingwall, this spacious, four-bedroom, semi-detached villa enjoys a convenient location within walking distance of excellent facilities and the High Street. In excellent condition throughout, the property benefits from double glazing and gas-fired central heating. With ample storage and well-proportioned rooms, this property represents an ideal family home, but equally has excellent letting potential given its convenient location. Viewing is highly recommended to fully appreciate this attractive property and the living space on offer.

The accommodation consists of: an entrance hall with stairway leading to the upper floor; a generous, double aspect lounge/diner with lovely views across the town and hills beyond; inner hall with large understairs storage cupboard; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and upstand, integrated electric double oven, 5 burner gas hob, extractor fan, dishwasher, space for washing machine and fridge freezer, and access to the rear garden; bedroom/office with fitted storage. On the upper floor; landing giving access to the attic; two generous double bedrooms both with fitted storage; further smaller bedroom with fitted storage and fully tiled family bathroom comprising mains shower enclosure, bath, vanity unit with wash hand basin and WC.

The garden to the front of the property is fully enclosed and laid to lawn. The rear garden is laid to a combination of gravel and paving for easy maintenance. A decked area to the side of the property provides an ideal venue for alfresco dining. Steps lead down to a concrete outbuilding providing ample outdoor storage. There is ample on-street parking available to the front of the property for both residents and visitors alike.

The property is within easy walking distance of Dingwall town centre which offers an excellent range of facilities, including a supermarket, bank, Post Office, hotels, restaurants and a thriving High Street offering a good selection of retail outlets. Education is provided at Dingwall Primary School or Dingwall Academy, both of which are within walking distance. A regular bus service is routed close by.

Inverness, the main business and commercial centre in the Highlands, is approximately 17 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Entrance Hall	2.53m x 1.78m (8'3 x 5'9)	Bedroom 2	4.47m x 2.99m (14'8 x 9'9)
Kitchen	3.55m x 2.99m (11'8 x 9'9)	Bedroom 3	2.87m x 2.47m (9'5 x 8'0)
Lounge/Diner	6.92m x 3.38m (22'8 x 11'0)	Bedroom 4	3.19m x 2.47m (10'6 x 8'0)
Inner Hall	2.03m x 0.99m (6'8 x 3'3)	Upper Landing	2.69m x 0.93m (8'9 x 3'0)
Bedroom 1	3.88m x 3.41m (12'9 x 11'2)	Bathroom	2.95m x 1.84m (9'8 x 6'0)



General

All floor coverings, light fittings, curtains, blinds and integrated appliances are included in the asking price.

Services

Mains gas, electricity, water and drainage.

Council Tax

Council Tax Band C

EPC Rating

C

Post Code

IV15 9NZ

Entry

By mutual agreement.

Viewing

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

Reference

AG/EB/KAY-174/6

Price

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Directions

From Inverness, take the A9 North. At the Tore roundabout, follow signs for Dingwall. On entering Dingwall, continue round and take a left at the traffic lights onto Strathpeffer Road. Take the first left into Caberfeidh Avenue and then right onto Cluny Road. Turn right onto MacDonald Road 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.

