



Services

Mains water, electricity, gas and drainage.

Extras

All carpets and fitted floor coverings.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

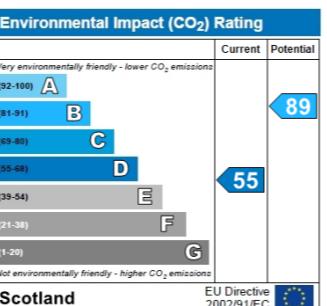
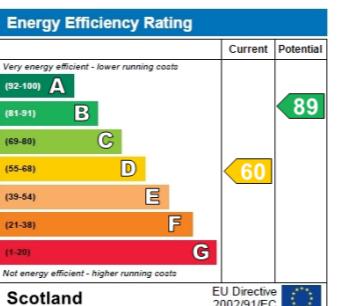
Entry

By mutual agreement.

Home Report

Home Report Valuation - £160,000

A full Home Report is available via Munro & Noble
- property@munronoble.com.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Ploughman's Cottage 6 Hill Street, Dingwall IV15 9JP

A two bedroom end terraced cottage in the heart of Dingwall with timber garage and garden.



OFFERS OVER £158,000
HSPC Reference: 58347

📍 The Property Shop, 47 Church Street, Inverness

✉️ property@munronoble.com

📞 01463 22 55 33

🖨️ 01463 22 51 65

Property Overview



End-Terraced Cottage



2 Bedrooms



1 Reception



1 Bathroom



Garden



Gas



Property Description

Viewing of this terraced cottage is recommended to fully appreciate the quality of the accommodation within. It is well presented, in walk-in condition and would suit a variety of potential purchasers. The accommodation is spread over two floors with the ground floor accommodation consisting of an entrance hall, a lounge, a family bathroom and a kitchen/breakfast room. On the first floor can be found two bedrooms, one of which having fitted wardrobes and there is a box room that could be utilised as a study/office and which also has been plumbed for bathroom fittings. The double aspect kitchen provides space for informal dining and comprises wall and base mounted units, a stainless steel sink drainer with mixer tap, has plumbing for a washing machine, space for an electric cooker with extractor hood above and there is space for an under counter fridge. The bathroom has a WC, a wash hand basin and a bath with a mains shower over. This property is fully double glazed, has gas central heating and further features include a wood burning stove that is set upon a marble hearth in the double aspect lounge, a timber garage that is attached to the property and an enclosed garden that is separate from the property and which is low maintenance being laid to a combination of gravel and paving including additional space for off-street parking. Ploughman's Cottage is within walking distance of the local amenities within Dingwall including a train station, High Street shops, cafés, the museum, supermarket shopping, the Leisure & Community Centre and library. Also nearby are banks, a Post Office, two medical practices and a Hydrotherapy Pool. Primary and secondary schooling are both located within the town. Dingwall is also within easy commuting distance of the city of Inverness approximately 14 miles away where there is a more comprehensive range of amenities including Eastgate Shopping Centre and the Eden Court Theatre. Inverness Airport is located approximately 7.5 miles east of the city at Dalcross.

Rooms & Dimensions

Entrance Hall
Approx 3.36m x 4.04m
Kitchen/Breakfast Room
Approx 3.93m x 2.40m
Bathroom
Approx 2.67m x 1.88m
Landing
Bedroom One
Approx 3.44m x 4.02m
Bedroom Two
Approx 3.43m x 3.10m
Box Room/Office
Approx 1.83m x 1.25m

Bedroom One

