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3 Old Distillery

DINGWALL, IV15 9XE



Located on the east of Dingwall with easy access to the A9, an ideal location for commuting to the north or to Inverness city.

The county town of Ross-shire and is less than a twenty-five-minute drive to the city of Inverness, (fourteen miles). This popular residential area offers easy access to all local amenities including a large variety of shops, restaurants, supermarkets, library, and railway station with regular commuter services to Inverness.

Inverness itself provides all additional attractions

and facilities one would expect to find in a thriving city environment, whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are a unique attraction to lovers of outdoor pursuits with easy access to The Cairngorms National Park. The ruggedness of

the north-west Highlands often referred to as the last great wilderness in Europe, is also accessible with the area boasting some of the most beautiful beaches and mountains in Scotland.

For the keen golfer, both Muir of Ord and Strathpeffer golf courses are nearby with the internationally famous courses such as Royal Dornoch, Nairn and Castle Stuart within an hour's drive away.

Dingwall is a very popular highland town, well known for its welcoming community.

3 OLD DISTILLERY

A spacious first floor flat with two double bedrooms which also benefits from custom designed display shelving in the lounge which provides excellent storage and display space. The property comprises of: Entrance hall and stairway, hall with storage cupboard, main lounge with double formation windows with super views to the Cromarty Firth, kitchen with ample base and wall units and space for utilities, two double bedrooms, one with a double wardrobe, bathroom with a shower over the bath and complementary tiling. Off street parking and secure door entry system.

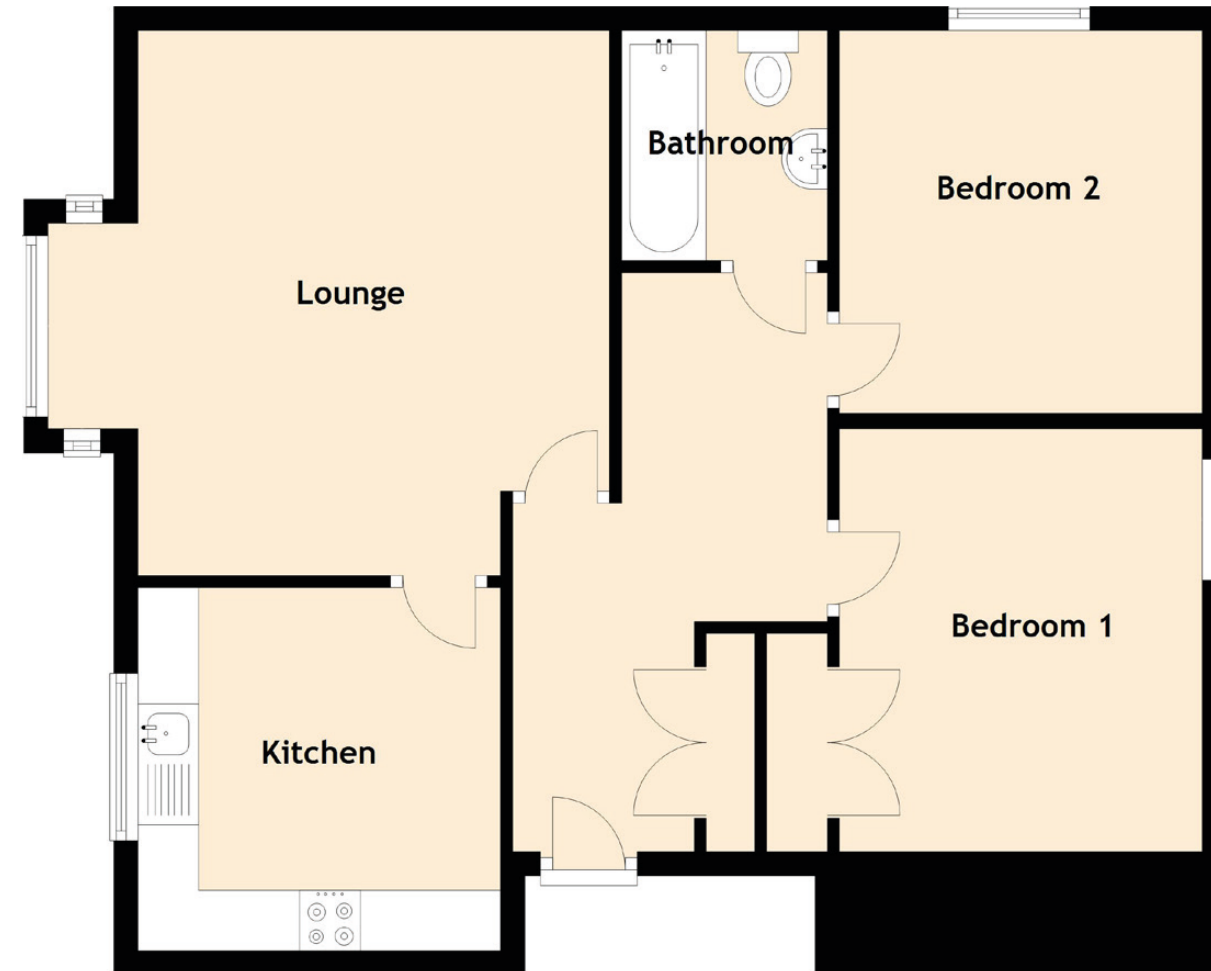
This property provides excellent living accommodation in a popular development with easy access to the town. This would be an ideal property for a first-time buyer or for a couple looking to downsize for retirement.

Early viewings are recommended and by appointment only.





BEDROOMS AND BATHROOM

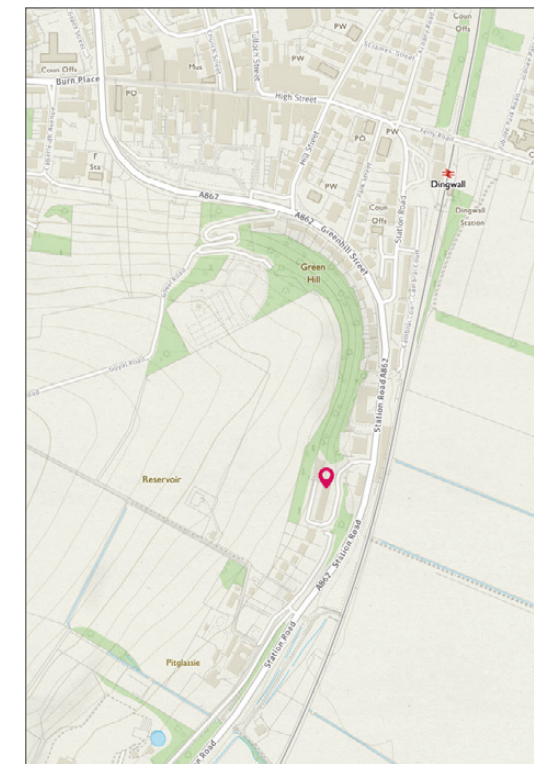


Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.50m (14'9")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	3.00m (9'10") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bathroom	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m²): 61m²

EPC Rating: C





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