



DINGWALL

HIGHLAND, IV15 9RL

31 Kintail Place is located in a very quiet street near the centre of Dingwall, the County town of Ross-shire and is less than a 25-minute drive to the City of Inverness (14 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. Dingwall Primary School and the recently built Dingwall Academy are both a short walk away. The Highland Theological College (part of the University of the Highlands and Islands) is also very close to the property.

Inverness itself provides all the 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 & 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.



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KINTAIL PLACE

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this very attractive three-bedroom detached bungalow located in a highly sought-after area of Dingwall.

The property has recently been upgraded and will appeal to a wide variety of potential purchasers looking for their ideal family home. The spacious lounge/diner has a modern feature electric wall mounted fire and patio doors opening to a raised outdoor platform giving breathtaking views over Dingwall Bay. The fitted kitchen includes integrated gas hob & oven, dishwasher, washing machine and fridge/freezer. Three bedrooms (including master with bespoke fitted bedroom furniture and gorgeous en-suite shower room) and a family bathroom. The outdoor utility room leads to a superbly organized workshop.

The beautifully landscaped and fully enclosed rear garden is laid mainly to lawn with a large area of decking. A further storage area has been created below the raised decked area. A timber potting shed and a further garden shed are also included in the sale. The property benefits from modern double-glazing and gas central heating.

This lovely property would make a very comfortable family home.



KITCHEN & LOUNGE



BEDROOMS & BATHROOMS



Approximate Dimensions (Taken from the widest point)	
Lounge	4.33m (14'2") x 3.43m (11'3")
Kitchen	3.67m (12') x 2.74m (9')
Bedroom 1	4.15m (13'7") x 2.48m (8'2")
Bedroom 2	3.12m (10'3") x 2.34m (7'8")
Bedroom 3	3.12m (10'3") x 2.28m (7'6")
Utility	2.54m (8'4") x 2.40m (7'10")
Bathroom	2.56m (8'5") x 2.33m (7'8")
En-suite	2.49m (8'2") x 0.90m (2'11")
Garage/Tool Shed	2.81m (9'3") x 2.54m (8'4")

Gross internal floor area (m²): 69m²

EPC Rating: D

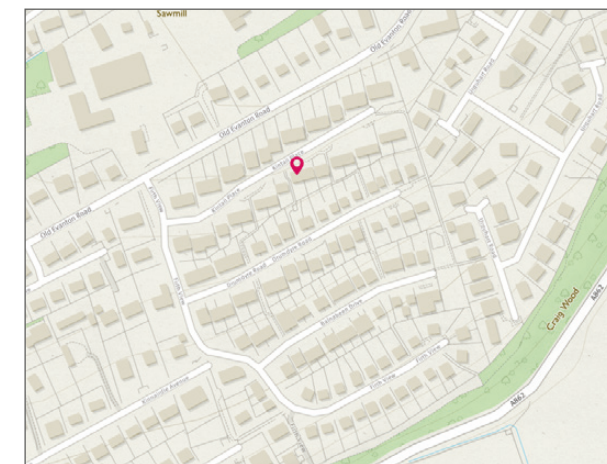


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