

# 14 Old Distillery, Dingwall

Offers Over £100,000





## Overview

- Spacious 3 bed ground floor flat
- Great buy-to-let investment or first time buy
- Lounge/diner, kitchen, 3 bedrooms, bathroom
- Freshly painted throughout
- Communal grounds with ample parking
- EPC Band C



## Description

Presenting a fantastic opportunity to purchase a spacious three bedroom ground floor flat on the outskirts of Dingwall town centre. The property has been recently painted throughout and is ready for immediate occupation. This property would make an ideal purchase for an investor or first time buyer. There is a spacious lounge/diner with a boxed bay window overlooking the countryside. The kitchen has a freestanding electric cooker, fridge and washing machine, which are all included in the sale. There are three well appointed bedrooms, two doubles and a single. In addition to fitted wardrobes in one of the bedrooms, there are two large hall cupboards providing ample storage throughout. The bathroom, with shower over the bath, completes the accommodation. There is double glazing throughout and electric storage heating. The grounds are established, communal and regularly maintained. There is a large car park with private parking for both residents and visitors.



## Room Dimensions

**Lounge** (13' 10" x 13' 1") or (4.21m x 3.98m)

**Kitchen** (7' 10" x 7' 10") or (2.40m x 2.38m)

**Bedroom 1** (9' 11" x 9' 5") or (3.01m x 2.88m)

**Bedroom 2** (8' 10" x 9' 6") or (2.70m x 2.90m)

**Bedroom 3** (9' 8" x 9' 8") or (2.94m x 2.95m)

**Bathroom** (5' 1" x 5' 7" Max) or (1.55m x 1.69m Max)





**Extras**

All fitted floor coverings, fixtures and fittings and light fittings.

**Services**

Electricity, mains water and drainage, telephone.

**Council tax**

Band C

**Entry**

By mutual agreement

**Viewing**

To arrange a viewing of this property please contact Emma MacLaren on 01463 233218 or 07850407884.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		63
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
Scotland	EU Directive 2002/91/EC 	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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