

This semi-detached bungalow forms part of a quiet cul-de-sac in a popular residential area consisting of similar style houses and conveniently situated close to the town centre within easy walking distance of the High Street, leisure centre, which has a swimming pool, Primary and Secondary schools. The town offers a wide variety of facilities including national supermarkets, independent retailers, restaurants, hotels, coffee shops, pubs and fast food outlets. Dingwall benefits from regular bus and train services to both north and south there are bus stops a short walk from the house and Inverness is an easy commute by car.

This property is in immaculate condition and has well presented accommodation. The house was built around 50 years ago and has off street parking provided for 2-3 cars in the driveway and garage. There are attractive gardens to the front and back. The property has been altered internally and extended to the rear, increasing the size of the bedrooms substantially, one of which has patio doors leading out to the garden. The house benefits from gas central heating, double glazing, and the new linked alarm system.

Directions: On entering Dingwall from Maryburgh you will go through three sets of traffic lights, continue on past the Tesco Store on the right and turn left at the next set of lights, go to the top of the hill and at the T-junction turn right and then take the second right (opposite the sawmill). Balnabeen Drive is the third turn on the left and No. 7 is on the left hand side.

What3words: ///clicker.escapes.ports

Services: Mains gas, electricity, water and drainage.

Council Tax— B

A Home Report is available at www.OneSurvey.org

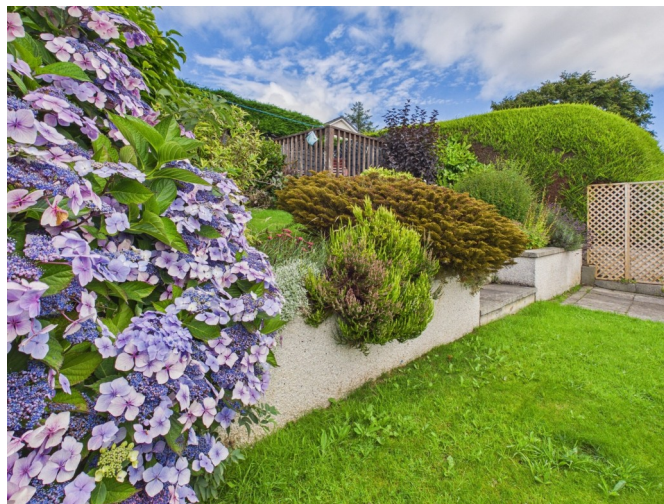
To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains and blinds and Kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



7 Balnabeen Drive, Dingwall, Ross-shire, IV15 9LY

Offers Over £185,000

- **Semi-Detached Bungalow**
- **Porch**
- **Entrance Hall**
- **Lounge/Diner**
- **Kitchen/Diner**
- **Inner Hall**
- **Two Double Bedrooms**
- **Study Area**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Attractive Gardens to Front & Back**
- **Raised Decking**
- **Garage**
- **Driveway**
- **Loft Space**
- **Quiet Location**
- **EPC Rating Band C**



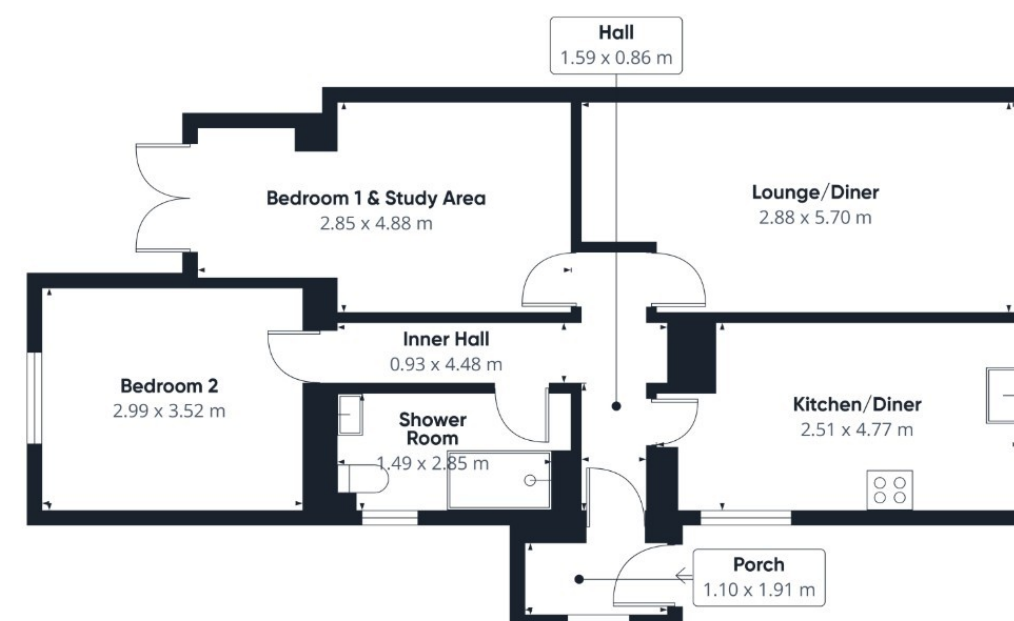
01349 865125
highlandhomes.co.uk



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Offers Over £185,000

Immaculate semi-detached bungalow in a quiet location close to all amenities in the popular town of Dingwall.



Approximate
Floor Area
62m²