

Local amenities in Dingwall include a variety of shops on the High Street, supermarkets, Post Office, cafes, restaurants, hotels and a leisure centre with swimming pool. Primary and Secondary schooling is available in the town. The Old Distillery was converted and extended in the mid 1990's and divided into 24 flats over three floors. Situated on the NC500 route, Dingwall offers easy access to explore the highlands, and an easy commute through to Inverness.

The property is situated in a quiet elevated position on the outskirts of Dingwall with magnificent views across the inner Cromarty Firth. The flats are a short walk to the town centre and to rail and bus links to Inverness and the North. There is ample parking on site. Number 17 is a spacious flat with 2 bedrooms and a good sized lounge area opening onto the kitchen / dining area. Now in need of modernisation, it represents an ideal purchase for first time buyers or as a rental/let opportunity.

Directions: From Inverness, take the A9 north across the Kessock Bridge. At the top roundabout, take the second exit signposted to Dingwall/Ullapool and continue on the A835 to next roundabout. Take the last exit onto the A862 into Dingwall. Just after Dingwall Auction Mart, take a left and continue up the hill until you reach the old distillery.

If using the What3words app enter:

[///uniforms.budgeted.slick](https://www.what3words.com/uniforms.budgeted.slick)

Services: Mains electricity, water and drainage.

Council Tax— C

This property incurs a factoring service charge of approximately £81 per month

A Home Report is available from www.onesurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

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

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

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, 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.



FOR SALE

HIGHLAND HOMES
by Middleton Ross



17 The Old Distillery, Dingwall, IV15 9XE

Offers Over £100,000

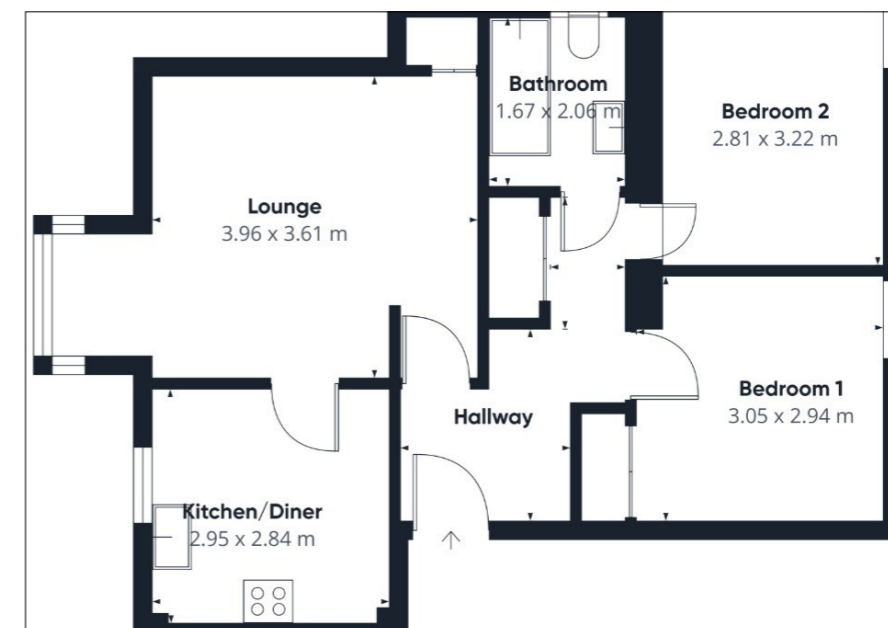
- Top Floor Flat
- 2 Bedrooms
- Entrance Hallway
- Lounge
- Kitchen / Dining Room
- Bathroom
- Quiet Location
- Double Glazing
- Electric Heating
- Views Over the Cromarty
- Off Road Parking
- EPC Rating Band C



17 The Old Distillery, Dingwall, IV15 9XE

Offers Over £100,000

This two-bedroom flat is set within the historic Old Distillery in an elevated, peaceful position on the outskirts of Dingwall, enjoying views across the Inner Cromarty Firth. Just a short walk from the town centre, it offers easy access to local amenities and transport links to Inverness and the North. In need of modernisation, it presents an excellent opportunity for first-time buyers or as a rental investment, with ample on-site parking available.



Approximate
Floor Area
54m²