

**17 CAMBRAI COURT
STATION ROAD
DINGWALL**



One bedroom first floor flat situated in Cambrai Court, Dingwall. Accommodation: entrance hall, lounge, kitchen, 1 bedroom and bathroom. Electric heating. Double glazing. Designated parking space.

FIXED PRICE £90,000



INVESTOR IN PEOPLE

HSPC Reference: 40885

47 Church Street, Inverness

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PROPERTY

Situated in Cambrai Court, Dingwall, this one bedroom first floor flat offers many benefits including a fitted kitchen with a built-in oven/hob and extractor, double glazed windows and designated parking space. The flat comprises an entrance hall, lounge, kitchen, one bedroom and a bathroom. The property also benefits from electric heating and would ideally suit anyone looking for a flat within walking distance of Dingwall town centre or a property with letting potential.

LOCATION

Cambrai Court is situated in the market town of Dingwall which offers a selection of shops and services including a 24-hour supermarket, leisure centre, train station, bus service and both primary and secondary schooling. The property is within close proximity of the town centre. The highland capital of Inverness is approximately 12 miles away and offers a more comprehensive range of shops and services.

GENERAL DESCRIPTION

ENTRANCE HALL

The entrance hall is accessed via the front door which is accessed via the communal staircase from a security door. The hallway has doors giving access to the lounge, kitchen, bathroom and bedroom.

LOUNGE

Approx 3.99m x 3.51m (13'01" x 11'06")

The lounge is accessed via the hallway, has a window to the front elevation, an electric wall-mounted heater and a storage cupboard.

KITCHEN

Approx 1.69m x 2.81m (05'06" x 09'02")

The kitchen is accessed via the hallway, has a window to the rear elevation and is fitted with base and wall-mounted units, worktops, a sink drainer, an integrated oven/hob, and extractor fan and plumbing for an automatic washing machine.

BEDROOM

Approx 2.91m x 2.51m (09'09" x 08'03")

The bedroom is accessed via the hallway and has a window to the rear elevation. There are built-in wardrobes and an electric wall-mounted heater.



BATHROOM

Approx 2.02m x 1.69m (06'07" x 05'06")

The bathroom is accessed via the hallway and is fitted with a three piece suite comprising a pedestal wash hand basin, wc and bath with shower over. There is complementary tiling and an extractor fan.

HEATING: Electric heating.

GLAZING: Double glazed windows throughout.

EXTRAS: The property is to be sold with all fitted carpets and floor coverings.

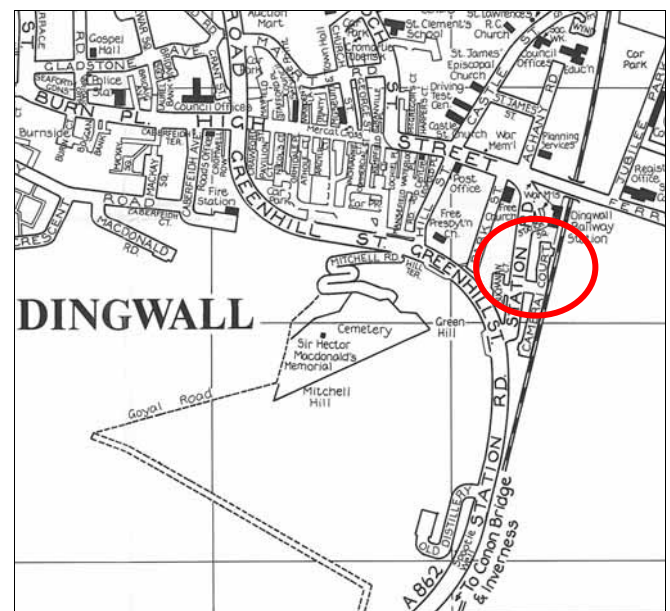
SERVICES: Mains electricity, water, and drainage.

ENTRY: By mutual agreement.

VIEWING: Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

HOME REPORT: A Home Report is available for this property.

POSTCODE: IV15 9XA



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DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.