



## 33 Old Distillery, DINGWALL, IV15 9XE

- Elevated Position
- First Floor Flat
- Lounge
- Kitchen
- 2 Bedrooms
- Bathroom
- Allocated Parking
- Double Glazing
- Electric Storage Heating
- Secure Entry System
- Stunning Views
- Short walk from town centre

Offers Over £91,000

Viewing is recommended to appreciate the spacious, nicely presented accommodation this 2 bedroom first floor flat has to offer. The large lounge provides ample space for informal dining and appreciates lovely views across the Cromarty Firth and beyond from the bay window. The newly fitted kitchen features an integrated oven, hob and extractor fan, while offering further space for appliances. Both of the bedrooms are double, with one featuring a built in cupboard with a hanging rail. The bathroom comprises a newly fitted 3 piece suite with overhead electric shower. Benefitting from double glazing and electric storage heating, this property would make an ideal home for first-time buyers.

#### LOCATION

The property is situated in an elevated position on the outskirts of the market town of Dingwall, approximately 14 miles from the city of Inverness. A range of local amenities are available, including supermarkets, a leisure centre with swimming pool, doctor's surgeries, dentists, hairdressers, butchers, bakers, hotels, shops, opticians and children's nurseries. Dingwall Primary School and Dingwall Academy are both within walking distance. Regular bus and rail services are available to Inverness, as well as the North and South.

Inverness is an exciting, cosmopolitan city with a thriving local economy reflected in the multitude of amenities and high standard of living. The city boasts a wide choice of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London and beyond.

#### KEY POINTS

- \*Well proportioned accommodation
- \*Stunning views across Cromarty Firth
- \*Easy commute from Inverness

#### DIRECTIONS

From Inverness, take the A9 north across the Kessock Bridge. At the tore 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 before Dingwall Car Valley and continue up the hill until you reach the old distillery. Number 33 is located in the building at the further end of the car park.

#### ACCOMMODATION

The shared entrance is located to the rear of the property. Stairs lead to the first floor. Number 33 is located on the right hand side.



#### Hall

**3.16m x 2.19m at widest (10'4" x 7'2" at widest)**

Doors to lounge, bedrooms and bathroom. Doors to cupboards housing hot water heater, wall-mounted fuse box and storage space.

#### Lounge

**4.46m x 4.49m at widest (14'8" x 14'9" at widest)**

Bay window to front appreciating views across the Cromarty Firth and beyond. Space for informal dining. Door to kitchen.



#### Kitchen

**2.50m x 3.67m (8'2" x 12'0")**

Window to front. A newly fitted kitchen featuring a range of base and wall mounted units, incorporating oven, ceramic hob and extractor fan, and inset 1 1/2 bowl ceramic sink and drainer. Space, plumbing and electrics for fridge/freezer, washing machine and dishwasher. Space for informal dining.





**Bedroom 1**  
**3m x 3.08m (9'10" x 10'1")**

Window to rear. Built in walk-in cupboard housing hanging rail and shelving.



**Bedroom 2**  
**2.91m x 3.09m (9'7" x 10'2")**

Window to rear.



**Bathroom**  
**2.17m x 1.68m (7'1" x 5'6")**

Newly installed bathroom featuring a white 3 piece suite, comprising WC, wash-hand basin, and bath with over-head electric shower. Part-tiled walls. Extractor fan. Shaving light.



**FACTORING**

The communal areas of the property are maintained by Newton Property Management, and the charge is approximately £62 per month.

**COUNCIL TAX**

Council Tax Band C. Please be aware that this may be subject to change upon sale.

**EXTRAS**

All fitted floor coverings, curtains and integrated oven, hob and extractor fan are included in the asking price.

**SERVICES**

The subjects benefit from mains electricity and water. Drainage is to the public sewer.

**EPC**

Band C.

**VIEWING**

By appointment through South Forrest Property Department on 01463 250255.

**HSPC REF**

55809

## VIEW



## FLOOR PLAN



**SouthForrest**  
Solicitors and Estate Agents

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