



## **16 BUCHANAN COURT, DINGWALL IV15 9XF**

In a quiet cul-de-sac close to the town centre, this modern (constructed c.1997) purpose-built ground floor flat is offered for sale. Part of a block of four flats with a mutual entrance hall and security speaker system, the flat is fully double glazed and in walk-in condition.

Dingwall is an ancient Royal Burgh, dating from the Thirteenth century, and was formerly the market town of Ross and Cromarty. It has a full range of services including Banks, Primary and Secondary schools, an auction market, leisure centre, hotels, pubs and restaurants and a mainline railway station. Inverness is approximately 12 miles to the South and the town has become a popular location for commuting to and from Inverness

HSPC Ref No: 43222

**ACCOMMODATION COMPRISES:**

**INNER HALLWAY:**

Large walk-in cupboard with further smaller cupboard. Electric storage heater. Laminate floor.

**LIVING ROOM: (4.45M x 3.18M)**

Window overlooking courtyard. Electric storage heater. Laminate floor.



**KITCHEN: (2.68M x 2.13M)**

Modern floor and wall units. Composite sink and drainer. Tiled floor. Built-in hob, oven & extractor. Integral refrigerator and dishwasher.



**BEDROOM : (3.54M x 3.16M)**

Electric panel heater. Laminate floor. Large clothes cupboards.

**SHOWER ROOM:**

Modern fittings with white W.C, wash-hand basin, and large shower cabinet. Tiled floor.

**OUTSIDE:**

Communal, landscaped garden areas and drying greens.

**SERVICES:**

Mains water, electricity, and drainage.

**FACTORING CHARGE:**

£32.25 per month (2010/11) payable to Albyn Housing Society Limited

**COUNCIL TAX:**

Band "B"

**PRICE:**

Fixed Price - £85,000

**ENTRY:**

by arrangement

**VIEWING:**

Strictly through the Selling Agents.

**HOME REPORT:**

To view visit [www.packdetails.com](http://www.packdetails.com) Ref: HP 246509  
Postcode: IV15 9XF or enquire of Wilsons.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,

Solicitors & Estate Agents

107 High Street, Invergordon

Tel: (01349) 852131

**REF: DCW**



*These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.*