



WESTFIELD COTTAGE, 25 MILL STREET, DINGWALL

Vestibule  
Hall  
Lounge  
Dining Room

Kitchen  
6 Bedrooms  
2 En suites  
Sitting/Study Area

Shower Room  
Timber Garage

Fixed Price £230,000



Dingwall, the county town of Ross-shire boasts a variety of facilities including shops, hotels, Health Centre, banks and a Post Office. The town also benefits from a leisure centre with swimming pool. Both primary and secondary schooling are available locally. Dingwall also has a frequent bus and rail link with Inverness and the north.

Inverness, the main business and commercial centre for the Highlands, is within easy commuting distance and provides all the facilities of an expanding city, including modern shopping centres, excellent recreational facilities and a wide selection of restaurants and hotels.





Westfield Cottage was built approximately 180 years ago and has been sympathetically updated and extended to include six bedrooms and two modern en-suites and a shower room. The present owners have provided Bed and Breakfast accommodation on an ad hoc basis for a number of years and there is the potential for a purchaser to expand the business. The property is in good decorative order throughout with bright, well proportioned accommodation laid out over two floors and benefits from gas central heating and double glazing. The property has recently been re-pointed and a new roof was put on

**Vestibule: 1.61m x 2.11m**

Entered from the front of the property. Dimplex wall mounted heater. Access to hall.

**Hall: 2.07m x 4.85m**

Wide and welcoming hallway providing access to the lounge, dining room and inner hallway. Radiator.

**Lounge: 4.55m x 4.19m**

Generously proportioned room situated at the front of the property with a feature fireplace with decorative tiles, wooden mantle and a living flame gas fire. Recessed shelving for display. Radiator.

**Dining Room: 4.58m x 4.14m**

Spacious room with a front facing window overlooking Mill Street. Recessed display cabinet with glass doors. Radiator.

**Inner Hallway**

Giving access to the master bedroom, 3 steps to kitchen, rear vestibule and stairway to first floor. Radiator.

**Master bedroom: 3.99m x 2.62m widening to 4.27m**

Bright and airy room situated at the rear of the house. Radiator. Door to en-suite.

**En-suite: 1.77m x 1.79m**

Furnished with a WC, wash hand basin and bath. Tiled on two walls and wood lined on two walls. Radiator.

**Rear Vestibule: 1.48m x 2.00m**

With glass door leading to the rear garden. Radiator.

**Kitchen: 3.82m x 2.95m**

Well fitted with floor standing and wall mounted units and a stainless steel sink below the rear facing window. Space for a washing machine, tumble dryer, gas cooker, fridge and freezer. Space for informal dining. Further side facing window. Walk in cupboard housing the central heating boiler.

**First floor landing:**

Providing access to four of the bedrooms with 3 steps up to the sixth bedroom. Three fire doors. Fitted storage cupboard.

**Shower Room: 1.83m x 1.84m**

Furnished with a modern WC, wash hand basin and fully tiled corner shower. Rear facing window. Radiator.

**Sitting/Study Area: 2.46m x 2.69m**

Situated between bedroom four and five at the front of the property and open to the first floor landing. Radiator

**Bedroom 2: 2.06m x 3.10m**

Rear facing window. Radiator.

**Bedroom 3: 4.13m x 2.06m**

Rear facing window. Wash hand basin. Radiator.

**Bedroom 4: 3.87m x 4.61m narrowing to 2.71m**

Front facing window. Radiator  
Access to en-suite shower room.

**En-suite: 1.85m x 2.03m**

Furnished with a fully tiled shower, WC and wash hand basin with shaver socket and mirror above. Radiator.

**Bedroom 5: 4.13m x 3.98m**

Spacious room situated at the front of the property. Wall of fitted wardrobes incorporating a dressing table with mirror above. Wash hand basin with mirror, light and shaver socket above. Radiator.



**Bedroom 6:** 3.92m x 2.54m

Three steps lead to this bedroom which is at the rear of the building and overlooks the rear garden. Fitted shelved cupboard. Radiator.

**Store room:** 2.35m x 1.70m

Housing the hot water tank this store room previously was a bathroom and we understand that the plumbing is still in place. Rear facing window.

**OUTSIDE**

There is a small walled area to the front of the house and a shared driveway gives access to the garage, parking area and elevated garden ground to the rear.

The garden is approached by steps from the rear vestibule, has a lovely rockery and a good variety of plants, shrubs and fruit trees. The paved patio at the rear of the garden enjoys partial views to surrounding countryside. There is also a garden shed, green house and two year old wooden garage.

**CONDITIONS**

All carpets, fitted floor coverings, curtains and light fittings together with the garden shed, green house and garage are included in the sales price. Other items of furniture may be available by separate negotiation.

**COUNCIL TAX**

Tax Band E

**POST CODE**

IV15 9PZ

**ENTRY**

By agreement

**VIEWING**

By appointment with the sellers Tel 01349 866131 or through South Forrest Property Department Tel 01463 250255

**PRICE**

Fixed price £230,000



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