



Ferry Road, Dingwall, IV15 9QP

Offers Over £90,000

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Hamish
PROPERTY PROFESSIONALS



- Grade B Listed 19th Century Property
- Compact Kitchen With Integrated Appliances
- White Bathroom With Over-Bath Shower
- Sash Windows With Timber Framing
- Electric Panel Heating Throughout
- Shared Ground Floor Storage Room
- Gravel Parking Area With Shared Access
- Close to Ross County Football Club
- Short Walk To Dingwall Town Centre
- Great First Home Or Buy-To-Let Potential

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We can even pay for your Home Report!

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to askhamish@hamish-homes.co.uk



Once the walls of a 19th-century jail, this striking B-listed building now offers something very different – stylish, character-filled homes with a unique story to tell. Flat 7 occupies a first-floor position in this historic conversion, just a short stroll from Dingwall's town centre, amenities and transport links. With high ceilings, sash windows and modern decor, this one-bedroom mixes period charm with modern living.

The secure shared entrance opens to a carpeted stairwell and landing, leading to the private front door of the flat. Inside, a small hallway flows directly into the bright living room. This is a spacious area filled with natural light from multiple tall windows. Pale grey carpet underfoot and crisp neutral décor, including a darker grey feature wall, create a calm, welcoming space. Wall-mounted electric heaters provide warmth year round. Its size provides comfortable space for sofa seating and other furniture.

The bedroom is a double with high ceilings, soft blue painted walls and complimenting grey carpet. A tall sash window brings in natural light, while a mounted black clothes rail adds practical storage without compromising floor space.

Compact but cleverly designed, the kitchen features light wood-effect cabinets with black handles, black acrylic worktops and a stainless steel sink. Mosaic-style black splashback tiles surround the work areas, giving both a stylish and low-maintenance finish. Appliances include a built-in electric oven and electric hob, with undercounter space for a washing machine. A built-in storage cupboard adds extra convenience.

The bathroom is finished in a modern monochrome palette, with black tiling around the bath and shower area and white painted walls elsewhere. The full length bath includes a shower above and screen to the side, while a small chrome towel radiator, pedestal basin with mirror above and white toilet complete the space.

The flat is heated by modern electric panel heaters, with hot water supplied via twin immersion heaters at the hot water cylinder. Smoke and carbon monoxide detectors are in place. The property also benefits from a shared ground-floor storage room and access to a communal gravel parking area around the building.

Homes like this don't come along every day, distinctive, historic and set in one of Dingwall's most recognisable buildings. Contact Hamish Homes today to arrange your own private viewing of this charming and character-packed flat.

About Dingwall

Dingwall is a vibrant market town which is steeped in history. Dingwall dates back to the Viking era and boasts a rich heritage that is reflected in its historic buildings and landmarks, such as the Dingwall Townhouse and the ancient Dingwall Castle site.

The town serves as a bustling hub for the surrounding rural areas, offering a wide range of amenities and services. Dingwall's High Street is lined with a variety of shops, cafes, restaurants, and traditional pubs, ensuring residents and visitors have access to all necessities and leisure activities. The town also hosts a farmers' market, providing a selection of local produce and crafts.

Dingwall is well-equipped with educational facilities, including primary and secondary schools, making it an excellent location for families. The Dingwall Leisure Centre offers a variety of sports and fitness activities, contributing to a healthy and active community lifestyle.

Surrounded by stunning Highland scenery, Dingwall is an ideal base for outdoor enthusiasts. The nearby Ben Wyvis mountain and the beautiful Cromarty Firth offer opportunities for hiking, wildlife watching, and water-based activities.

The town is well-connected by road and rail, with Dingwall railway station providing regular services to Inverness, just 14 miles away, and further afield. This makes Dingwall an attractive location for those seeking the tranquillity of rural living with the convenience of easy access to a larger city.

With its rich history, strong community spirit, and beautiful surroundings, Dingwall offers a unique and fulfilling lifestyle in the Scottish Highlands.





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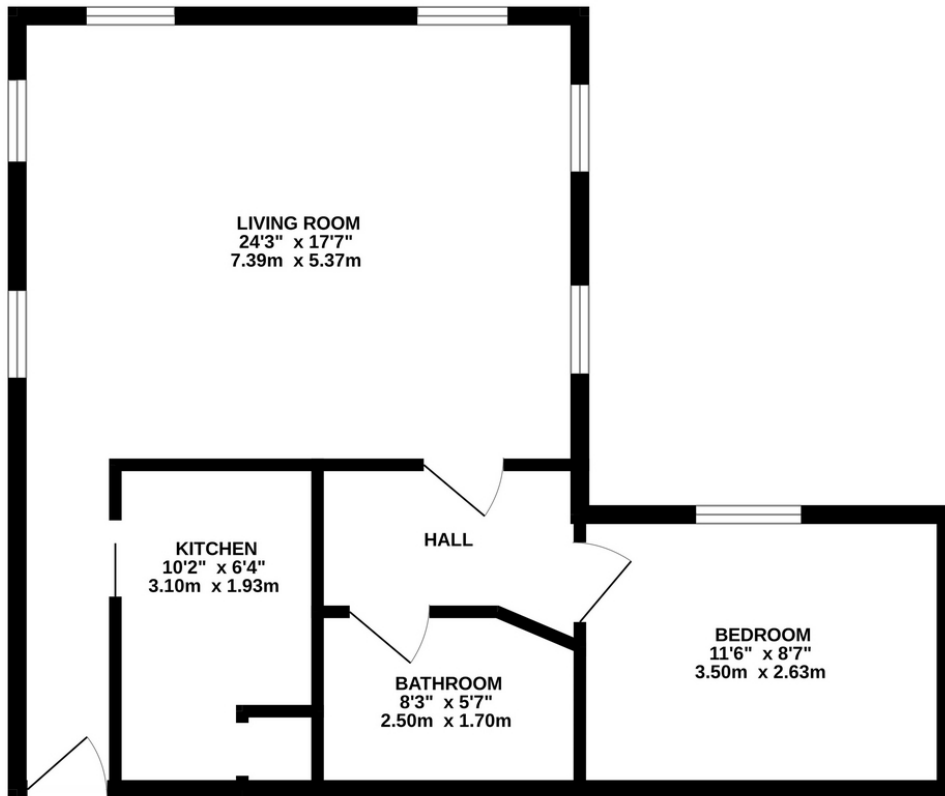


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52 m2





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		89
(69-80) C			(69-80) C	81	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G	29		(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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