



Millbank Road, Dingwall, IV15 9UH

**Offers Over £145,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Semi-Detached Property Built Around 1975
- Rear Garden With Raised Patio Area
- Ground Floor Bedroom With Built-In Storage
- Gas Central Heating From Worcester Boiler
- Double Glazed uPVC Windows And Doors
- Spacious Kitchen With Solid Wood Worktops
- Bright Lounge With Dual Aspect Windows
- Downstairs Shower Room & Upstairs Bathroom
- Handy Utility Room With Additional Sink
- Quiet Residential Street Close To Amenities

**When you list with Hamish there are no upfront fees.**

**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](mailto:askhamish@hamish-homes.co.uk)



Not all homes are laid out the same and that's exactly what makes 46 Millbank Road stand out. This end terrace, semi-detached property offers a generous and flexible layout across two floors, including the rare bonus of a ground floor bedroom and shower room. It's a well-presented home, ideal for growing families, and with bright interiors, a sociable kitchen-living-dining zone and private rear garden, it's ready to welcome its next chapter.

A double glazed uPVC front door opens into a bright hallway with neutral walls and natural wood flooring. A wooden staircase with matching balustrade rises to the upper level, while doors branch off to the main ground floor spaces.

The kitchen/dining room is the heart of the home, fitted with glossy white wall and floor cabinets and premium solid wood worktops. A new built-in double oven is set at eye level and a ceramic hob with overhead extractor is neatly positioned opposite. A white ceramic sink completes the smart, functional layout. The cream-painted walls and wooden flooring continue through to the generous dining zone, with ample space for a full dining table and side furnishings. Beyond this, the room extends into a relaxed sitting area, ideal as a snug or sunroom, with glazed French doors opening out to the back garden. Off the hallway, the utility room provides a practical space for laundry appliances and everyday household items, complete with a stainless steel sink and extra worktop space. It's a great way to keep the main living area tidy and clutter-free.

Also on the ground floor is a double bedroom decorated in soft, neutral tones. This quiet room features a window to the front, a radiator below and two built-in storage cupboards. With its proximity to the shower room, it offers flexibility for guests, elderly residents or even a home office.

The ground floor shower room is fresh and contemporary. A sleek corner cubicle with chrome edging and a rainfall-style mains shower offers a luxurious start or end to the day. The white basin is set into a smart vanity unit with storage below, matched by a compact chrome towel radiator and modern toilet. Finished in clean, crisp tones, it's ideal for a busy household.

Upstairs, the landing offers access to two further bedrooms, the family lounge and bathroom. The lounge is a bright and inviting room that makes a perfect central hub for relaxing or entertaining. Warm-toned wooden flooring adds natural character underfoot, while the neutral decor creates a calming backdrop for any style of furnishings. A large window fills the room with daylight and offers a pleasant elevated outlook, while a second window on the opposite side enhances the airy feel with additional light and a subtle through-view. There's ample space for comfortable sofas, shelving and media units, making it easy to create a cosy setting for evenings in or sociable gatherings with family and friends.

The first of the upstairs bedrooms is a spacious double with light purple painted walls, a pale carpet and two built-in cupboards for practical storage. A radiator is positioned beneath the window for warmth and comfort.

The second upstairs bedroom is also attractively finished with neutral decor and light carpeting, as well as natural wood finishes with skirting boards and window frames. A built-in cupboard provides handy storage while a small radiator sits below the window.

The bathroom is finished with crisp white tiling complemented by a decorative mid-height border that adds subtle colouring. A wood-effect vanity unit neatly incorporates both the toilet and basin, with storage beneath. The bath features a matching wooden side panel and is fitted with a mains shower above, ideal for both quick morning routines and long evening soaks. A frosted window brings in soft natural light while ensuring privacy and ventilation.

Windows are of double glazed uPVC construction throughout, with the exception of a single glazed metal unit in the ground-floor shower room. External doors are also uPVC double glazed. Soffits and fascias are uPVC, while dormers and roofline areas are timber clad. Gutters and downpipes are formed in uPVC in a mix of half-round and round profiles. Heating is provided via a Worcester Greenstar gas-fired boiler, located in the utility room, supplying water-filled radiators throughout. Domestic hot water is provided on demand, with an additional pre-lagged hot water tank and immersion heater on the landing. Safety features include smoke detectors in the hallway, lounge and landing, a heat detector in the kitchen and a carbon monoxide detector in the utility room.

The rear garden is fully enclosed and laid mainly to grass, with flowers and plants providing colour and visual appeal. A small paved seating area offers space for outdoor dining or relaxing, while boundaries are defined by a mix of stone wall and timber fencing. A timber shed under a felted roof provides useful external storage.

With flexible living across two floors and garden space to enjoy, 46 Millbank Road presents an excellent opportunity for a range of buyers looking for a Dingwall property. To arrange your private viewing, contact Hamish Homes today and take the first step toward making this your new home.

## 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.





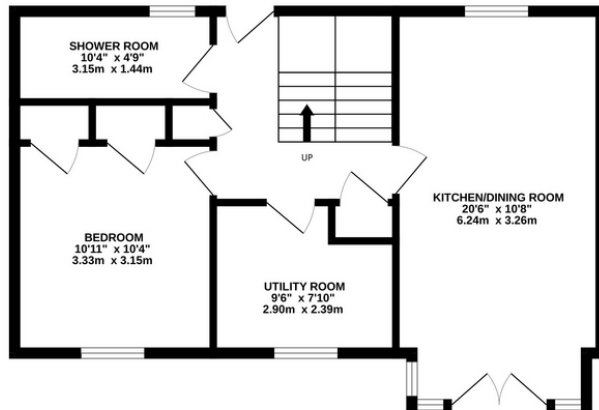


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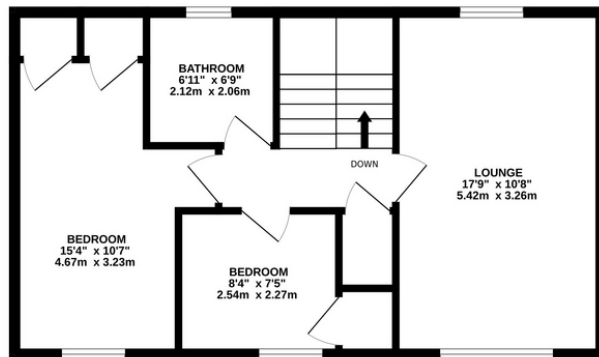
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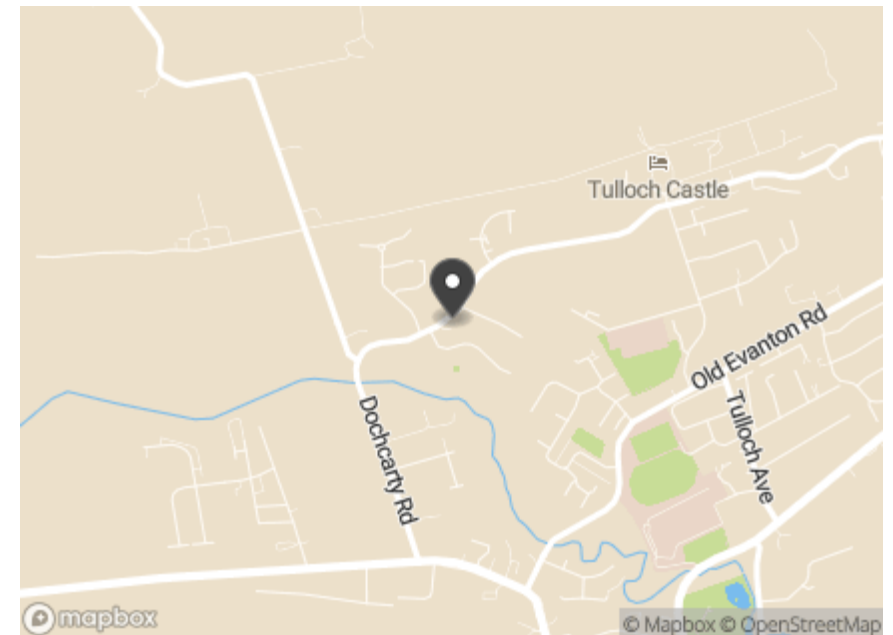


1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL GROUND AREA - 1100 sq.ft. (102.1 sq.m.) approx.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(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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