



Deas Avenue, Dingwall, IV15 9RF

Offers Over £155,000

Hamish

www.hamish-homes.co.uk | 01463 250000



Hamish
PROPERTY PROFESSIONALS



- Spacious Mid-Terrace House With Garage
- Contemporary Kitchen With Dining Space
- Three Good Sized Bedrooms Upstairs
- Private Rear Garden With Tall Fencing
- Convenient Dingwall Location
- Bright Sitting Room With Large Window
- Modern Ground Floor Shower Room
- Gas Central Heating System Throughout
- Garage With Secure Vehicle Access Door
- Close to Schools, Shops & 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



This mid-terrace, two-storey home offers modern finishes and the benefit of an attached garage. Situated in a cul-de-sac on the north side of Dingwall, it forms part of an established residential area with similar properties, creating a practical setting close to the town centre.

The sitting room is a spacious and inviting area, finished with dark wooden flooring that adds warmth and depth. A large front facing window draws in natural light, complemented by crisp white painted walls. A radiator on one wall ensures year round comfort, creating a welcoming space for relaxing and entertaining.

At the rear you'll find the stylish kitchen dining room. Fitted with a range of light-coloured cabinets with long thin chrome handles, the kitchen is completed with black acrylic worktops and glossy black tiling around which forms a striking contrast. An integrated oven with electric hob and extractor sits neatly on one wall, while on the opposite side a dark composite sink and drainer is positioned below a window. A soft grey colour on the walls keeps the room bright, while the adjoining dining area offers plenty of space for a table and chairs. The dark wooden flooring that runs throughout enhances the contemporary feel.

A rear vestibule leads to a ground floor shower room. Finished with large light grey tiles all around, the room features a toilet and a hand basin which sits on top of a slim storage unit with a modern lit mirror above. A Mira Decor electric shower provides convenience and the smart design makes excellent use of space.

The staircase, finished with a dark grey carpet, rises to the first floor and the landing, from where three bedrooms and the bathroom are accessed.

The first double bedroom is fitted with a grey carpet, clean white walls and a patterned feature wall for added character. A large window allows light to fill the room and a built-in wardrobe with white sliding doors provides useful storage.

The second bedroom, also a double, is decorated with white walls and a soft grey feature wall. Wood laminate flooring flows across the space while it also enjoys its own built-in wardrobe with sliding doors for practical storage.

The third bedroom, another double, continues the wood laminate flooring and neutral white walls, lifted by a bold dark grey feature wall. The layout allows flexibility, whether used as a bedroom, guest room or home office.

The family bathroom is finished to a smart modern standard, with large cream tiles covering the floor and walls for a cohesive look. The suite includes a bath with a Mira Sport electric shower over, a toilet and a wash basin. A slim fitted unit integrates the sink and toilet neatly, while a radiator positioned near the door completes the room.

Externally, the property benefits from gardens to the front and rear. The rear garden is laid mainly to lawn, with paved pathways and decorative planting along the borders, all enclosed by tall timber fencing for privacy and security. To the rear sits the semi-detached garage, built in concrete block with a profile metal sheet roof and features a secure up-and-over vehicle access door.

With gas central heating, double glazing, three bedrooms, two bathrooms and a private garage, this is a well rounded home in a convenient Dingwall location. Make it your new family home, contact Hamish Homes right now to arrange your own private viewing.

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 provides 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.





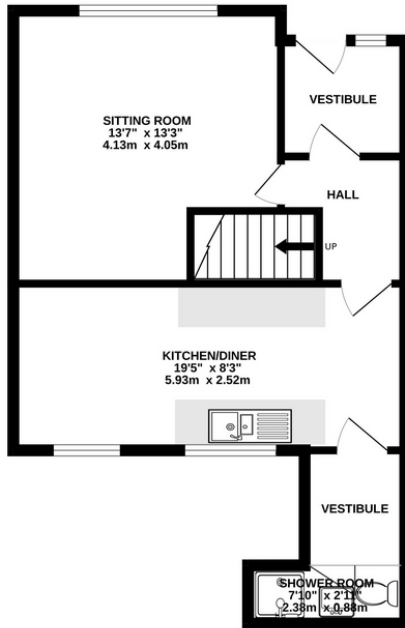
 3

 2

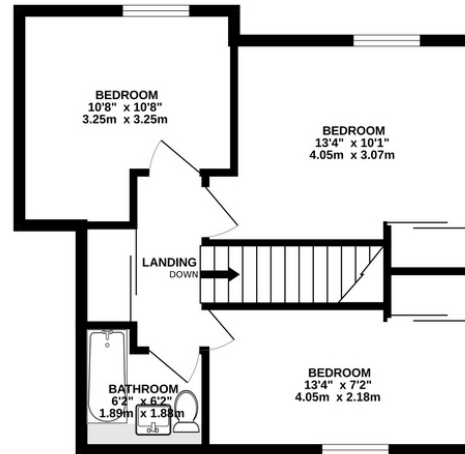
 87 m2



GROUND FLOOR



1ST FLOOR



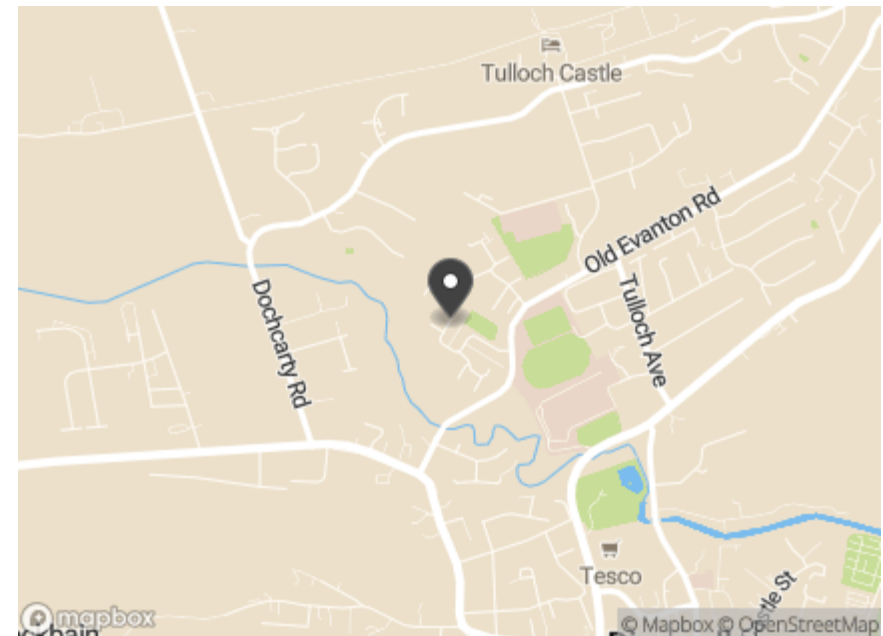
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hamish

Kintail House, Beechwood Park,
Inverness, IV2 3BW

www.hamish-homes.co.uk | 01463 250000

