

# 1 Macrae Grove

DINGWALL, HIGHLAND, IV15 9NX



*A spacious three-bedroom semi-detached home with potential for four bedrooms*



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Looking for the perfect starter home or a smart rental investment? This charming three/four-bedroom semi-detached house at 1 Macrae Grove, Dingwall, offers fantastic potential and a solid foundation for your dream living space. Nestled in the friendly community of Dingwall, close to local amenities, schools, and transport links, this home offers convenience and a welcoming neighbourhood atmosphere.

# THE KITCHEN/DINER



Inside, the property consists of spacious living areas, including a large open-plan kitchen/diner, ideal for family meals and entertaining, alongside a separate comfortable lounge for relaxing and unwinding.



# THE LOUNGE







Upstairs, there are currently three bedrooms, with a cleverly adapted space that was originally a fourth bedroom, now converted into a stylish walk-in dressing area complete with sink and wardrobe space. Easily convertible back to a fourth bedroom if needed, giving you flexible accommodation options. Also on this floor, you will find a three-piece shower room.

## THE SHOWER ROOM





# BEDROOM 1 & DRESSING AREA



three bedrooms, with a cleverly adapted space that was originally a fourth bedroom





# BEDROOM 2





# BEDROOM 3





The property will make a perfect blank canvas with great potential: The property requires some internal and external upgrades, offering you the chance to personalise and add value to this solid, well-built home.

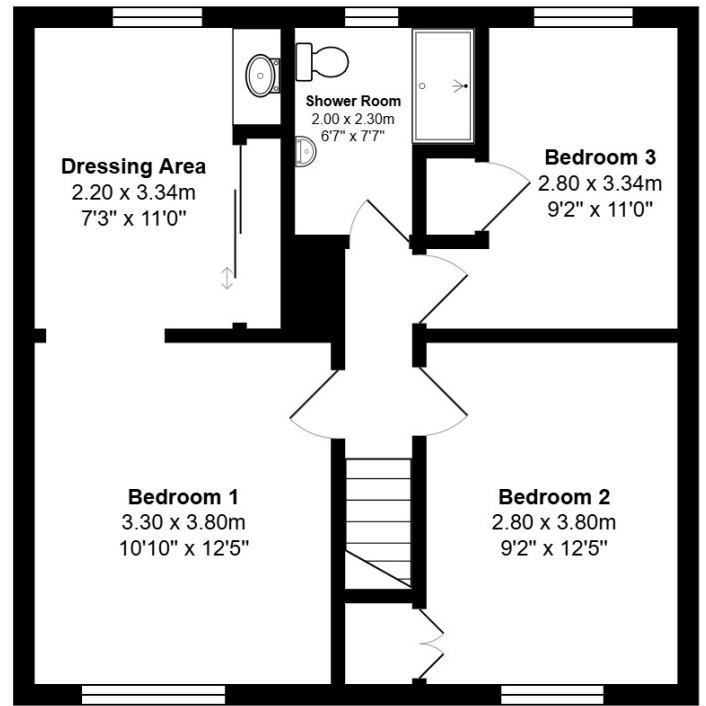
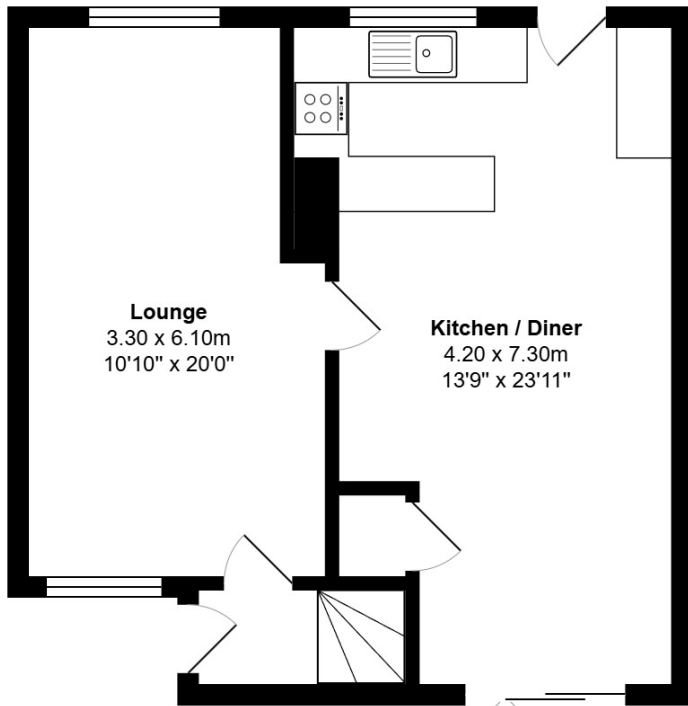
Whether you're a first-time buyer looking to create your perfect home or an investor searching for a promising rental opportunity, 1 Macrae Grove presents a unique chance to secure a property with scope to grow.

# EXTERNALS



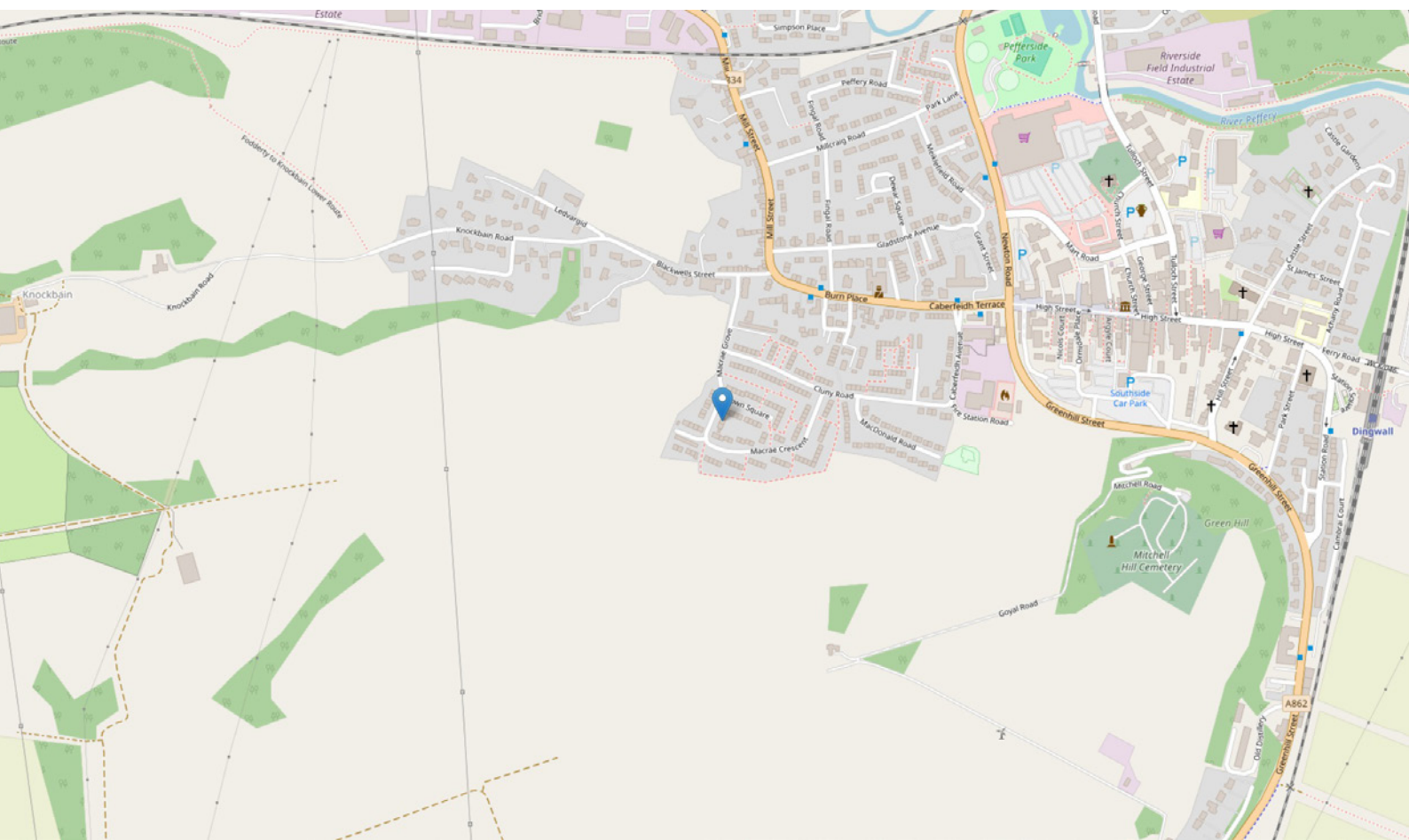


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Nestled in the heart of Ross-shire, Dingwall proudly serves as the county town, perfectly blending historic charm with modern convenience. Just a short 15-mile drive from the vibrant city of Inverness and approximately 24 miles from Inverness Airport, Dingwall offers easy access to city life while retaining its peaceful, welcoming atmosphere. Dingwall is your gateway to the breathtaking North-West Highlands, often celebrated as Europe's last great wilderness. Whether it's exploring rugged hills, tranquil beaches, or scenic walking trails, outdoor lovers will find endless adventures right on their doorstep.







Golf enthusiasts are well catered for, with excellent courses nearby in Muir of Ord and Strathpeffer. For world-class golfing, the renowned Royal Dornoch and Castle Stuart courses are both under an hour's drive away.

This property enjoys an outstanding location close to a wide range of local amenities. From charming shops and inviting restaurants to well-stocked supermarkets, everything you need is within easy reach. Commuters will benefit from the nearby railway station with regular services to Inverness. Families will appreciate the convenience of Dingwall Primary School and the newly built Dingwall Academy, both just a short walk away, making school runs hassle-free.

Experience the perfect balance of rural tranquillity and urban convenience in the welcoming town of Dingwall, a community rich in heritage, natural beauty, and lifestyle amenities.



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