

Brantwood, St. James Street,
Dingwall



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Land and property. Since 1885.

A fine period house with a wealth of character features and beautiful gardens, in a sought-after position in the heart of Dingwall.

Property

Brantwood is a period property set in a popular and convenient position in Dingwall. The property displays stone elevations and tall sash windows, while inside there are corniced ceilings and attractive fireplaces, among a range of other period details.

There are three main reception rooms on the ground floor, while at the rear, the home has been extended to create an open and sociable kitchen and breakfast room. The main reception is the generous drawing room, with its bay window overlooking the front and an open fireplace with an elegant wooden surround. The formal dining room similarly features a bay window and an ornately decorated fireplace, while the sitting room provides further space in which to relax, with its panelled feature wall and fireplace fitted with a logburner. At the rear, the kitchen and breakfast room has skylights overhead and sliding glass doors, while the kitchen itself has wooden fitted units, a central island and an Aga. A boot room, WC and utility room complete the ground-floor accommodation, providing useful additional storage and practical household space.

A turned staircase leads to the first-floor landing, with a skylight overhead. There are five well-presented bedrooms, three of which are doubles of similar proportions. They include the principal bedroom with built-in wardrobes and an en suite bathroom with a bathtub and separate shower. The first floor also has a family bathroom.

Outside, the south-facing rear gardens feature a patio with a lawn beyond, bordered by well-stocked, colourful beds containing various shrubs and flowering perennials. There is a further patio to the west side of the house, while at the front, a paved pathway leads to the entrance, with border beds and hedgerow alongside. A paved driveway provides parking and leads to the detached garage at the rear.



Location

The property is set in a convenient central position in Dingwall, the historic county town of Ross and Cromarty. Dingwall offers a good range of everyday amenities, including high street and independent retailers, large supermarkets, a medical centre and leisure facilities, with the town centre and its weekly market just moments away. Inverness, 13 miles to the southwest, provides further shopping, leisure and cultural facilities, while the surrounding countryside offers extensive opportunities for sailing, hiking, cycling and riding. The area is well regarded for schooling, with primary and secondary provision in Dingwall and independent options further afield including Gordonstoun.

Transport connections are excellent, with the A9 providing access to Inverness and beyond. Dingwall has its own railway station with regular services north and south, while Inverness Airport is approximately 20 miles away.

Postcode region: IV15

General

Local Authority: Highland Council, Glenurquhart Road, Inverness, IV3 5NX, www.highland.gov.uk
Services: Mains water, electricity and drainage. Gas heating.
Council Tax: Band F
EPC Rating: D
Fixtures and Fittings: Fitted floor coverings and integrated kitchen appliances will be included in the sale.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,252 sq ft (209 sq m)
3 reception rooms
5 bedrooms
2 bathrooms
Freehold | Town

Offers Over £425,000

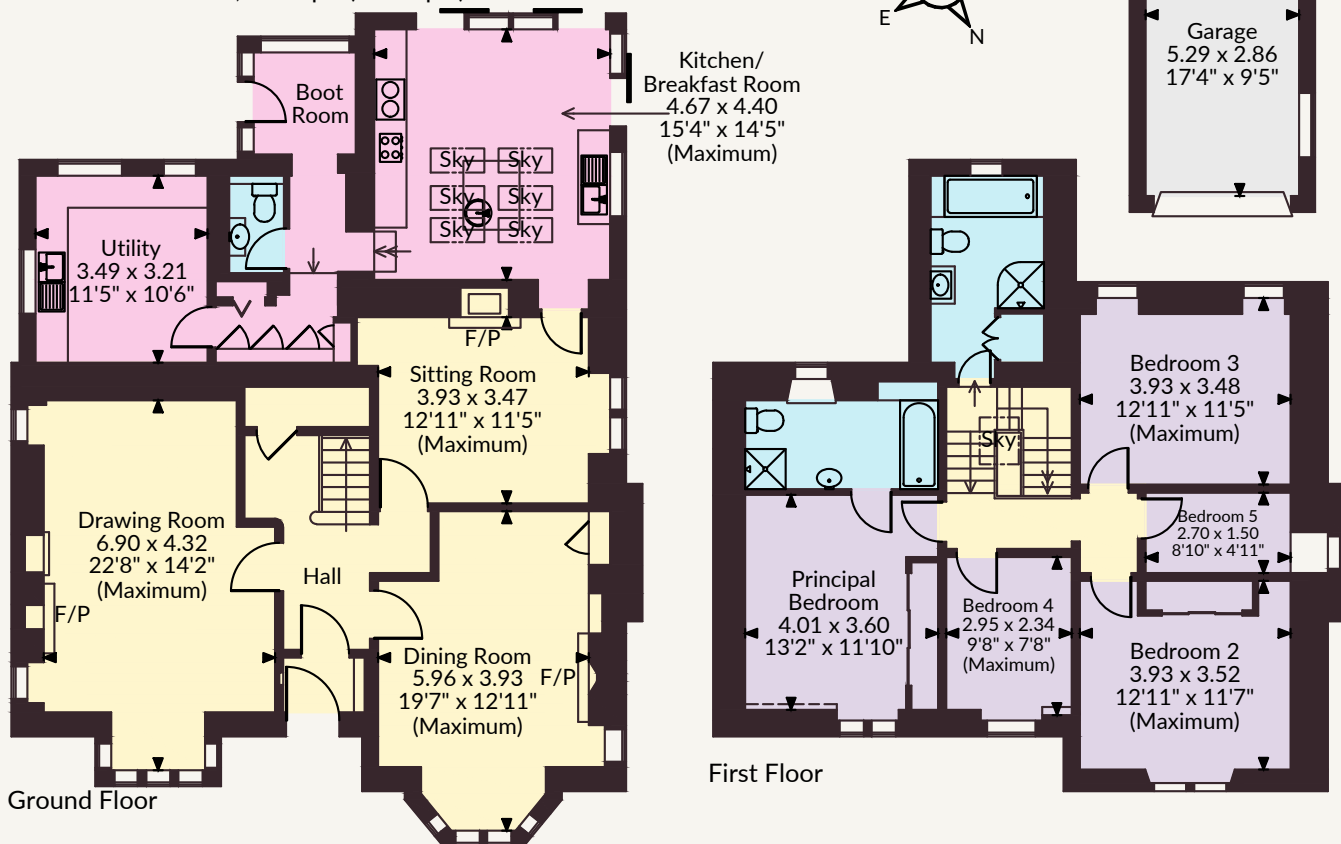


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Main House internal area 2,252 sq ft (209 sq m)

Garage internal area 163 sq ft (15 sq m)

Total internal area 2,415 sq ft (224 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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