

**FOR SALE**  
**OFFICE / RESIDENTIAL DEVELOPMENT**

**GRAHAM  
SIBBALD**



**2 Mayfield, Dingwall,  
Ross-Shire, IV15 9ST**

- Offers over £100,000 sought (NO VAT).
- Mid-Terraced Two Sty office with Residential Potential
- Net Internal Area (N.I.A.) 106.5 Sq.m / 1,146 Sq.ft or thereby (Office Use).
- Gross Internal Area — 131.01 Sq.m / 1,410 Sq.ft or thereby (Residential Use).

## LOCATION

The property is situated at Mayfield directly off Dingwall High Street.

## DESCRIPTION

The property is of a two Sty mid -terraced design being of traditional construction. It has outer walls of stonework with roof areas being pitched and clad with slate.



## ACCOMMODATION

The accommodation may be summarised as follows:-

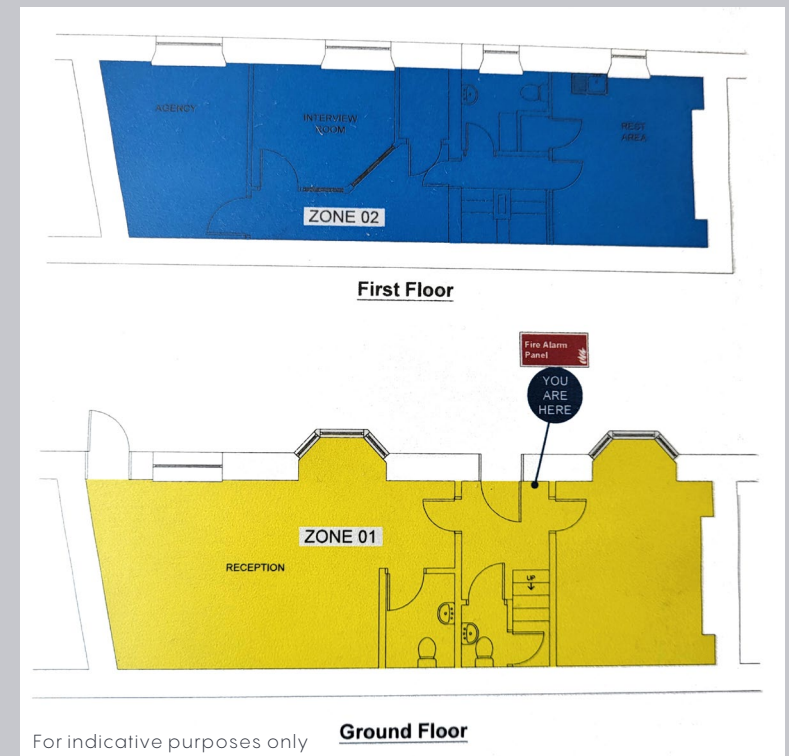
2 MAYFIELD	SQ.M	SQ.FT
Net Internal Area	106.5	1,146
Gross Internal Area	131.01	1,410

### Ground Floor:

Entrance Vestibule/ Stairs, Toilet with Under-Stair Cupboard, Accessible Toilet, Admin Office & Meeting Room.

### First Floor:

Landing, Toilet with Boiler Cupboard, Inner Hall with Server Rm, Office 1, 2 and Staff Room.



## EPC

'E'.

## ENTRY

The existing lease is due to expire in August with the tenant having already vacated. A mutual date of entry to follow the lease expiry is planned for the sale of the property.



## SERVICES

The property benefits from mains water, gas and electricity with drainage being to the main sewer. Heating within the property is a series of radiators running off a gas fired boiler.

## LEGAL COSTS

The purchaser will be liable for their own legal costs.

## VAT

No VAT will be charged on the sale price.

## SALE TERMS

Offers over £100,000pa net of VAT are sought for the heritable interest in the property.

## RATEABLE VALUE

The Rateable Value is £8000 at present.

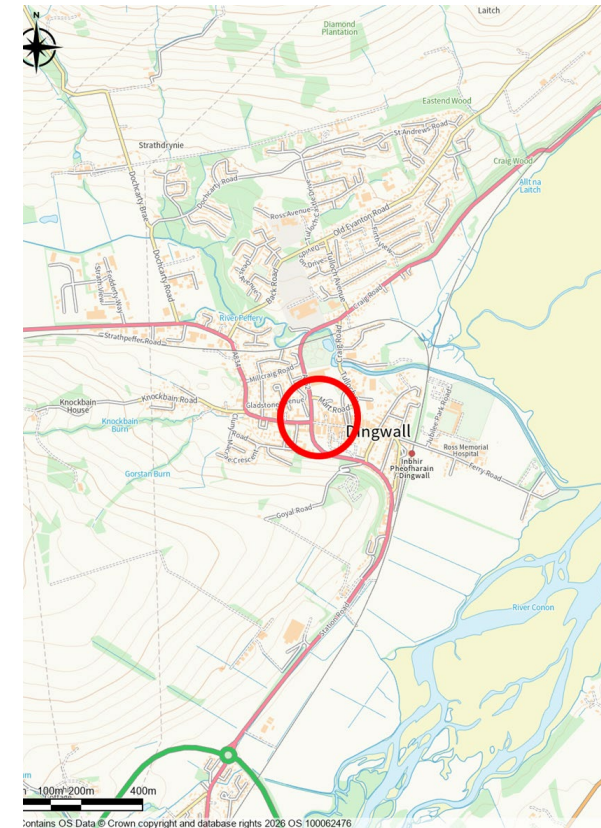
## RESIDENTIAL OPPORTUNITY

Subject to obtaining all necessary consents and permissions the property may be suitable for conversion back to a residential dwelling.

## VIEWING

Graham & Sibbald Property Consultants Ltd  
4 Ardross Street  
Inverness  
IV3 5NN

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To arrange a viewing please contact:



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**IMPORTANT NOTICE**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: May 2026

**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.