





McEwan Fraser Legal

Solicitors & Estate Agents

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26 Kirkside

ALNESS, HIGHLAND, IV17 0RP



The property is located in the popular residential area of Kirkside in Alness. Alness is a thriving small town, considered by some to be the best shopping centre in Easter Ross. Since 1997 when Alness first entered the Scotland in Bloom Competition the town has had considerable success in the competition, winning the Scottish small town award seven times, British small town award three times and the Beautiful Scotland in Bloom Premier Award three times. Local amenities, include Coulhill Primary School and Alness Academy, numerous family run shops, supermarkets, restaurants, bus services, library and medical centre, can be found in the town. The general area itself offers many leisure activities including fishing, sailing and riding. Alness Golf Course presents a stiff challenge to any golfer with the world famous links at Royal Dornoch and Castle Stuart each, but a short journey away.

Inverness, the capital city of The Highlands, is only twenty miles away and provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. There is a regular commuter train service from Alness to Inverness. The road journey to Inverness takes approximately thirty minutes via the A9 trunk road. Acknowledged to be one of the fastest growing cities in Europe, the Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are a magnet to lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

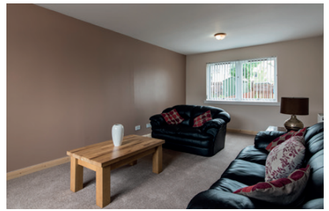


Loch Glass

26 Kirkside, Alness





McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this newly renovated and very spacious, extended four-bedroom semi-detached villa, a short distance from the centre of Alness. The accommodation is on two levels with entrance porch, lounge, well fitted dining kitchen with integrated oven and hob, lower bedroom with en-suite and separate utility room. The upper floor has a further three good-sized double bedrooms and a contemporary bathroom with shower over bath. The extension has been specifically designed to allow ease of access, particularly for wheelchairs.

The property benefits from oil-fired central heating and double glazing. The low maintenance garden has been laid mainly to chips for extensive vehicle parking with decking and a paved patio for outdoor entertaining.

This well-finished home would make a great first-time-buy or Buy-to-Let investment with the property in walk-in condition.





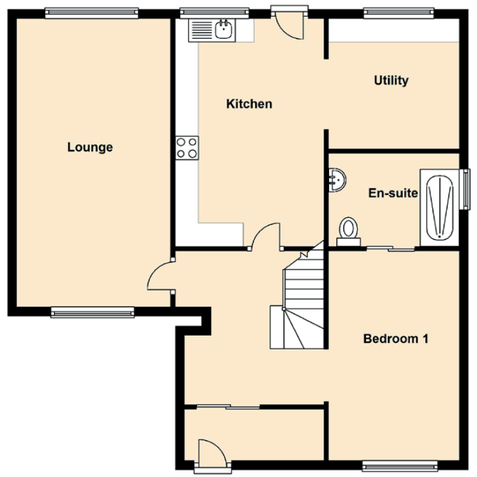










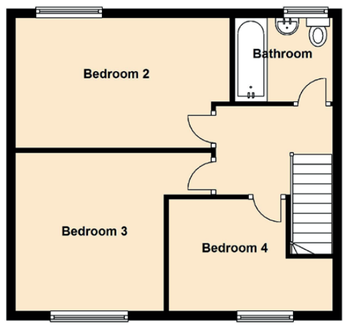


Image credit: https://www.ordnancesurvey.co.uk/os-maps/

Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.30m (10'10")	Gross internal floor area (m^2) - 127m^2
Kitchen	4.50m (14'9") x 3.20m (10'6")	
Utility	2.80m (9'2") x 2.80m (9'2")	EPC Rating - E
Bedroom 1	4.50m (14'9") x 3.00m (9'10")	
En-suite	2.80m (9'2") x 2.00m (6'7")	Extras
Bedroom 2	4.60m (15'1") x 2.80m (9'2")	(Included in the sale)
Bedroom 3	3.40m (11'2") x 2.00m (6'7")	
Bedroom 4	2.52m (8'3") x 2.40m (7'11")	Integrated oven/hob and garden shed.
Bathroom	2.00m (6'7") x 1.80m (5'11")	



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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



Text and description
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