





McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

21 Lindley Bank

ALNESS, HIGHLAND, IV17 0TN









Invergordon War Memorial and Rig, Calm Cromarty, Alness High Street and Nigg

ALNESS

The property is located in a desirable residential area within Alness, a thriving small town which provides some of the most extensive shopping opportunities in Easter Ross. It is within an easy walking distance of both Bridgend Primary School & Alness Academy.

The busy main thoroughfare is full of small family shops while also boasting four supermarkets within its boundary. This attractive town has won numerous national awards for its famous floral displays. Facilities such as a library, medical centre, swimming pool and leisure centre are also located in the town.

Alness Golf Course presents a stiff challenge to any golfer with the world famous links at Royal Dornoch, Nairn and Castle Stuart all less than an hour's drive away.

Inverness, the capital city of The Highlands, is twenty-two miles away and provides all the attractions and facilities one would expect to find in a city environment while 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-five minutes via the nearby A9 trunk road.

Acknowledged to be one of the fastest growing cities in Europe, the Highland capital provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail and air to other UK and overseas destinations.

The Scottish Highlands are a magnet for lovers of the outdoors with easy access to the all-year-round sports of The Cairngorms National Park.

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McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this very attractive and spacious, four bedroom detached bungalow, located in a cul-de-sac in a popular private residential area in Alness within easy reach of the town centre. Constructed in 2001, this property is in first-rate decorative condition and available for early entry.

The accommodation is all one level with hallway, bright lounge/diner (with recently installed multi-fuel stove), fitted breakfasting kitchen (with ample base and wall mounted units, integrated electric oven, hob and extractor, dishwasher, washing machine and fridge freezer), master bedroom with en-suite shower and dressing area, three additional bedrooms (all with double fitted wardrobes), family bathroom (with corner bath and power shower over bath).

The property benefits from gas-fired central heating and double glazing.

The front garden has a tarred driveway which provides parking for two vehicles and is laid mainly to lawn offset with a mature shrub border. The private rear garden is fully enclosed by a substantial timber fence and is also laid mainly to lawn with a paved drying/patio area. Two garden sheds are included in the sale.

This substantial executive property would make a superb family home.















"IN FIRST-RATE DECORATIVE CONDITION AND AVAILABLE FOR EARLY ENTRY"









ATTRACTIVE AND SPACIOUS, FOUR BEDROOM DETACHED BUNGALOW"



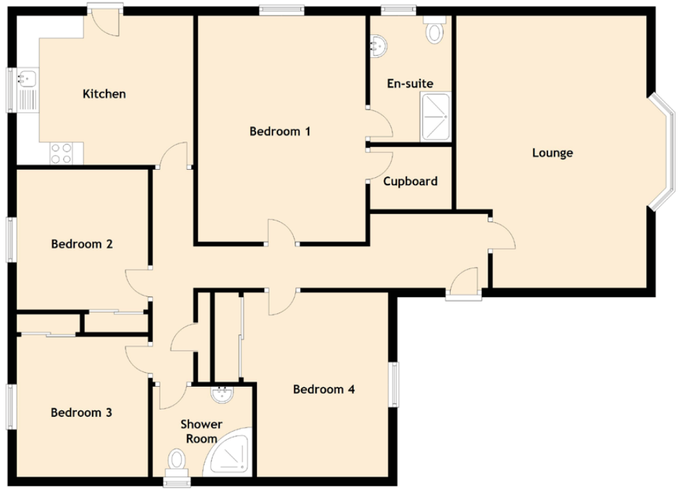






SPECIFICATIONS

FLOOR PLAN DIMENSIONS & MAP



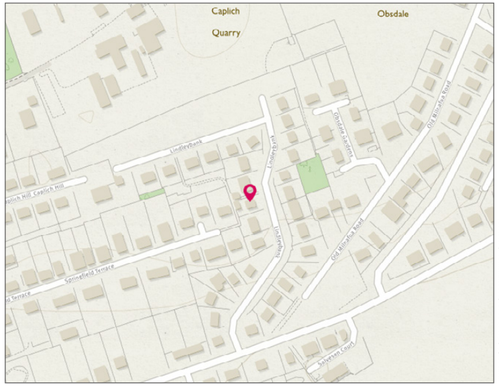
Approximate Dimensions
(Taken from the widest point)

Lounge	6.20m (20'4") x 4.20m (13'9")
Kitchen	3.90m (12'10") x 3.30m (10'10")
Bedroom 1	5.00m (16'5") x 3.70m (12'2")
En-suite	2.80m (9'2") x 1.80m (5'11")
Bedroom 2	3.10m (10'2") x 2.90m (9'6")
Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Bedroom 4	3.70m (12'2") x 2.90m (9'6")
Shower Room	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m^2): 118m^2

EPC Rating: C

Extras (Included in the sale): Oven, hob and extractor, fridge freezer, dishwasher and washing machine, fitted floor coverings, blinds, curtains and two timber sheds.









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Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer