

Attractive three bedroom bungalow

Located in quiet cul-de-sac with views over The Cromarty Firth







6 Old Milnafua Road

Alness, Highland, IV17 0TW

Scan Here!

3 BED | 1 BATH | DRIVEWAY | ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01463 211 116
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



Cromarty Firth

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, which include Primary Schools and Alness Academy, numerous family run shops, supermarkets, restaurants, bus routes, library and medical centre, can be found in the town. The general area itself offers many leisure activities including golf, fishing, sailing and riding.

There are a wide range of leisure and artistic pursuits available locally. 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 one 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 & overseas destinations.







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Kitchen/Diner

This is a rare opportunity to purchase a well-maintained three bedroom detached bungalow in an attractive and established residential area of Alness. This lovely property will appeal as a family home, holiday residence or Buy-To-Let opportunity. The accommodation is all on one level so would also be suitable as a retirement home or where there are Potential Accessible Living (PAL) issues.

The accommodation includes L-shaped entrance hall giving access to all rooms, double-aspect lounge with feature Fyfestone fireplace and patio doors to rear garden giving sea views out to The Black Isle over The Cromarty Firth, bright open-plan kitchen/diner with integrated oven & hob, three bedrooms (all with fitted wardrobes) and family bathroom with separate shower.

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

The easily maintained front & rear gardens are fully enclosed and have parking for a number of vehicles. The tarred driveway leads to a garage, separate shed and paved drying area. The rear garden is mainly laid to lawn with a pleasing outlook over The Cromarty Firth. The front garden is also laid to lawn.

The property may also be suitable for a possible loft conversion subject to obtaining the necessary building consents if additional accommodation is required.



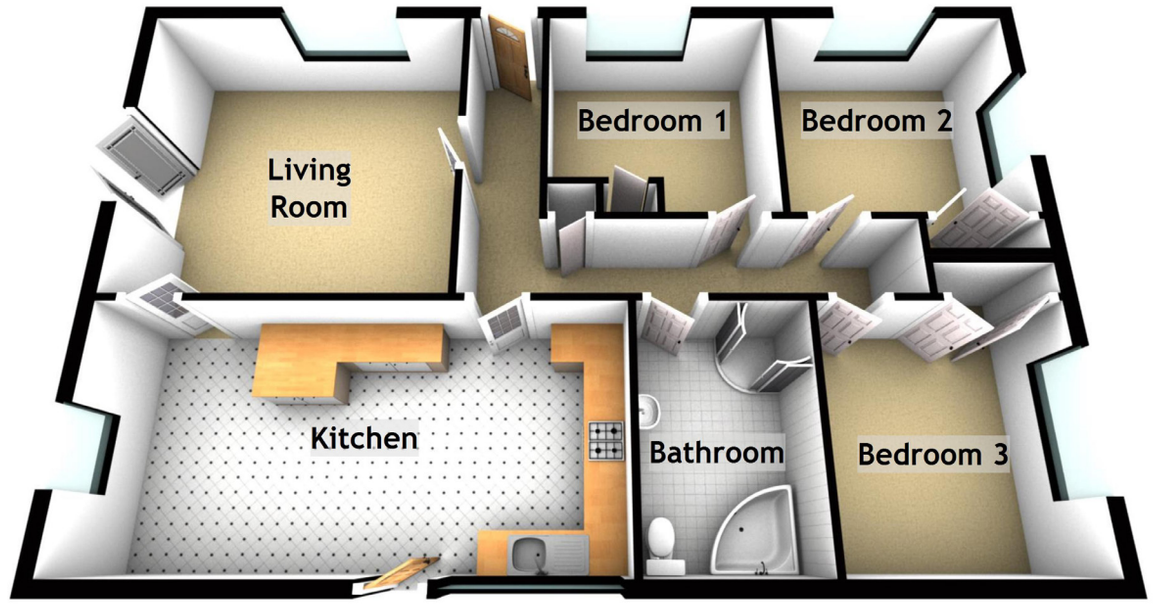




Bedrooms and Bathroom





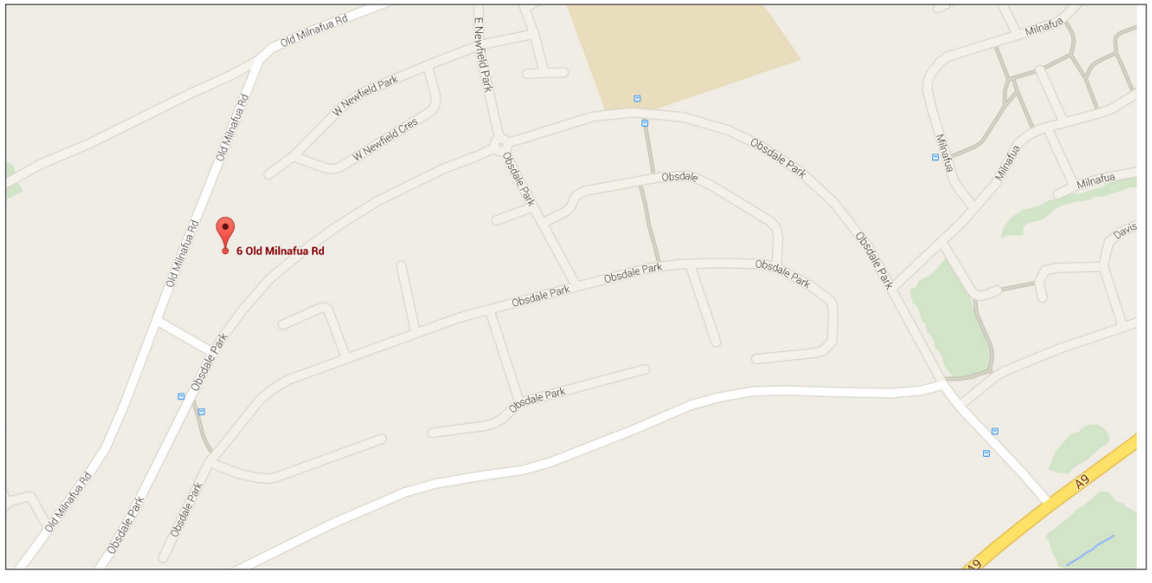


Approximate Dimensions
(Taken from the widest point)

Living Room	4.30m (14'1") x 4.10m (13'5")
Kitchen	6.50m (21'4") x 3.20m (10'6")
Bedroom 1	3.20m (10'6") x 3.00m (9'10")
Bedroom 2	3.00m (9'10") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Bathroom	3.20m (10'6") x 2.10m (6'11")

Extras
(Included in the sale)

Blinds, Fridge and oven & hob.



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Part Exchange

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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.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative puposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the scheudle and should always visit the property to satisfy themselves of the properties suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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