




McEwan Fraser Legal
Solicitors & Estate Agents
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24 Hill Street
ALNESS, IV17 0QL



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 easy reach of both Bridgend Primary School & Alness Academy. The busy main thoroughfare is full of small family shops whilst also boasting 4 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 & leisure centre are also located within 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 approximately 20 miles away and provides all the attractions and facilities one would expect to find in a 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 30 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 & overseas destinations.

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

24 HILL STREET



PART-EXCHANGE AVAILABLE McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this very spacious, five-bedroom detached cottage, located in a popular residential area in Alness close to the town centre. This extended Victorian cottage now provides a substantial family home and has recently been used as a main house and annexe providing two self-contained living spaces all on one level.

The main house accommodation consists of a generous double aspect lounge, sunroom/dining room, three bedrooms, modern fitted kitchen, family room and shower room. The annexe has an open-plan lounge/kitchen, two bedrooms and easy-access shower room.

The property benefits from gas-fired central heating and double glazing. The large garden has a driveway which provides off-road parking for vehicles and a large paved area for outdoor entertaining. An area of lawn provides a large play area. A number of outbuildings come with the property.

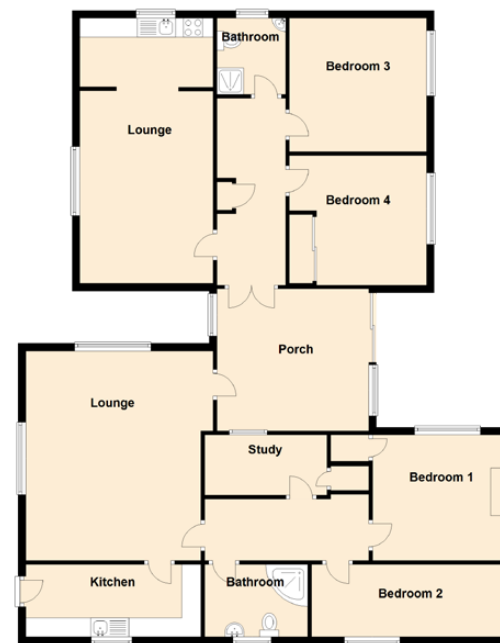
This large property would make a lovely family home with additional letting potential.



GRANNY FLAT

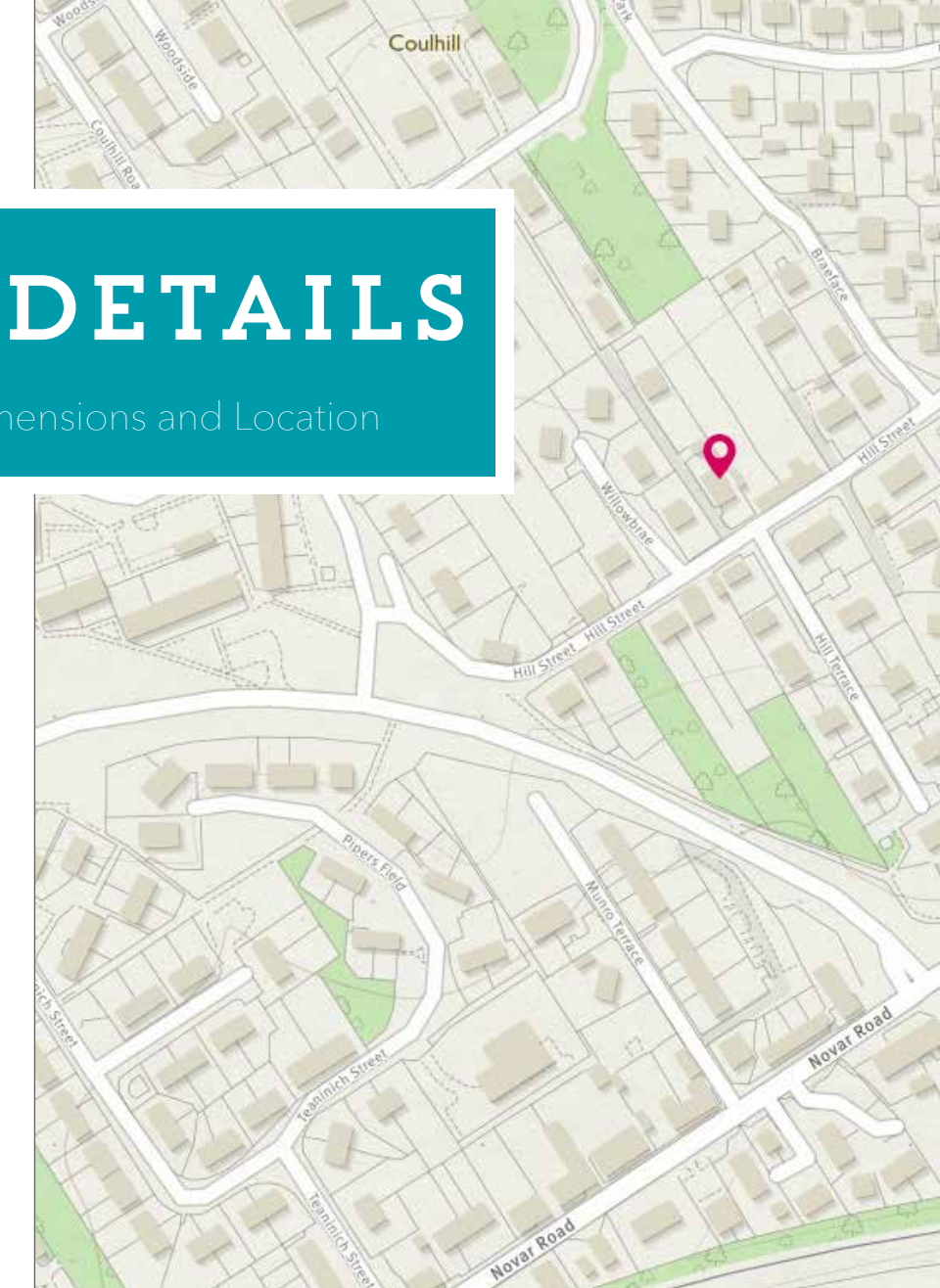


SUBSTANTIAL FIVE-BEDROOM COTTAGE WITH LARGE AREA OF GARDEN CLOSE TO ALNESS TOWN CENTRE



THE DETAILS

Floor Plan, Dimensions and Location



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 2.00m (6'7")
Kitchen	4.80m (15'9") x 1.90m (6'3")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	5.20m (17'1") x 1.90m (6'3")
Bathroom	2.50m (8'2") x 1.90m (6'3")
Study	3.21m (10'6") x 1.58m (5'2")
Porch	3.98m (13'1") x 3.73m (12'3")
Granny Flat	
Lounge	7.10m (23'4") x 3.50m (11'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Bedroom 4	3.60m (11'10") x 3.40m (11'2")

Gross internal floor area (m²) - 207m²

EPC Rating - C

Extras (Included in the sale): Metal shed, timber shed, greenhouse, fitted floorcoverings & Ring video doorbell.



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Part
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