







The property is located in the quiet rural area of Ardross, six miles from Alness. Ardross has its own primary school with senior pupils attending Alness Academy. Alness is a thriving small town which provides some of the most extensive shopping opportunities in Easter Ross, full of small family shops and a number of supermarkets. 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 is located just across the road and presents a stiff challenge to any golfer with the world famous links at Royal Dornoch, Nairn and Castle Stuart less than an hour's drive away.

Inverness, the capital city of The Highlands, is 21 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 A9 trunk road.



McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this attractive, detached six-bedroom villa located in an elevated, scenic location looking over hills towards Alness. This substantial property has been designed from the outset to be particularly suitable for use as a Bed & Breakfast/Guest House establishment with five of the bedrooms having en-suite facilities and is ideally located close to The North Coast 500 driving route and The Lands End to John o'Groats cycling route.

The accommodation is set over two levels and is entered via the large entrance hallway which gives access to the well-equipped open-plan kitchen (including electric range cooker, dishwasher, fridge/freezer), lounge with patio doors to garden, utility room (including washing machine & tumble-dryer), WC cloakroom, three bedrooms, study and family bathroom with separate shower cabinet. The upper floor comprises of upper landing lounge area, master bedroom with dressing area and two further bedrooms.

The property benefits from oil-fired underfloor heating on the ground floor with radiators on the upper floor & double glazing. The front garden is laid to lawn and is fully enclosed offering a safe area for small children and pets. The rear garden is laid to a mix of paving and chips providing a large area for parking a number of vehicles. The adjacent former timber sawmill is currently used as a large garage/workshop but offers potential future development as a separate living space for family or letting accommodation (subject to obtaining the relevant permissions). This delightful property, in a beautiful scenic location, would make a lovely family home whilst also presenting many different lifestyle opportunities.



FOX FARM









## BEDROOMS AND BATHROOMS





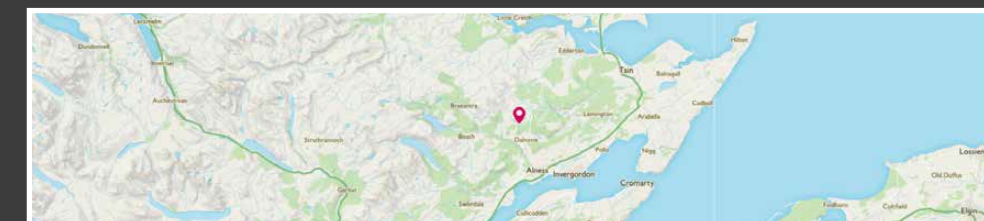
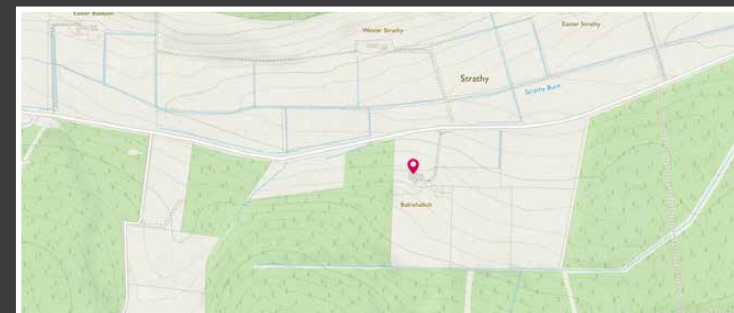


# THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.97m (19'7") x 5.19m (17')
Kitchen/Diner	5.97m (19'7") x 4.56m (15')
Utility	3.26m (10'8") x 2.00m (6'7")
Bedroom 1	5.01m (16'5") x 3.86m (12'8")
En-suite	2.47m (8'1") x 1.87m (6'2")
Bedroom 2	4.26m (14') x 3.24m (10'8")
En-suite	2.45m (8') x 1.67m (5'6")
Bedroom 3	3.43m (11'3") x 3.28m (10'9")
En-suite	2.41m (7'11") x 1.67m (5'6")
Bedroom 4	4.18m (13'9") x 3.26m (10'8")
En-suite	2.56m (8'5") x 1.52m (5')
Bedroom 5	3.81m (12'6") x 3.23m (10'7")
En-suite	1.77m (5'10") x 1.52m (5')
Bedroom 6	3.23m (10'7") x 3.10m (10'2")
Bathroom	3.26m (10'8") x 2.31m (7'7")
WC	2.04m (6'8") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 229m<sup>2</sup>  
EPC Rating: C







# McEwan Fraser Legal

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