

75 Shillinghill

ALNESS, IV17 0SZ



*TWO BEDROOM SEMI-DETACHED HOUSE, IN STUNNING
WALK-IN CONDITION WITH AN ADDITIONAL THIRD
ROOM IDEAL AS A STUDY/NURSERY*



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McEwan Fraser Legal is delighted to present this two bedroom, semi-detached house in Alness. The property has been well maintained and improved by the current owner, its in beautiful decorative order and benefits from a new low maintenance decked garden area a new multi-fuel stove installed in the lounge/dining area.

In full the property comprises of:

- Fully equipped kitchen with door to garden
- Spacious open plan lounge/dining area
- Two bedrooms upstairs, two doubles and a smaller room ideal for a study or nursery
- Family bathroom neutrally decorated with over bath shower
- Fully floored attic with built-in access ladder

In addition to this, outside the property has a decked garden which is ideal for entertaining friends and family, the garden also has a rear access gate.



the lounge



the kitchen





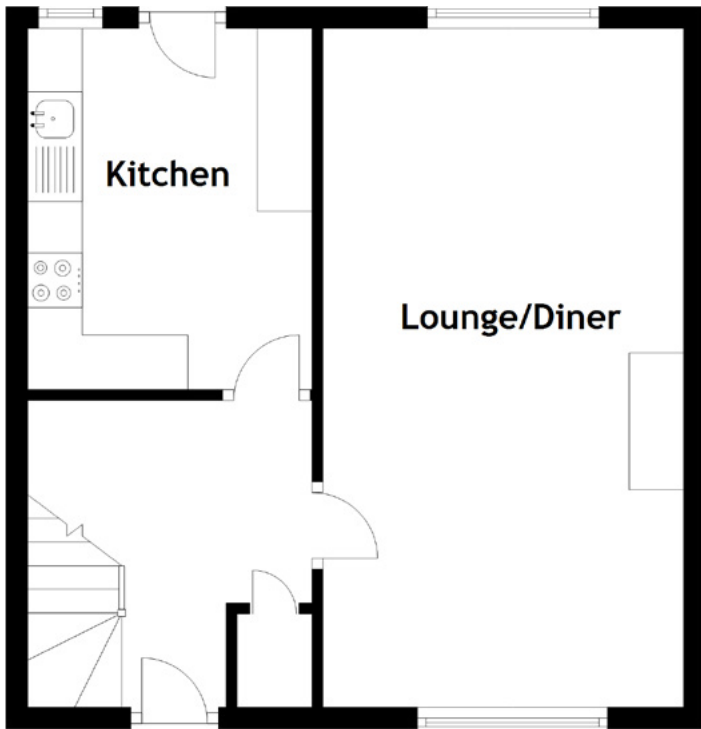
bedroom 1





bedroom 2





Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	6.20m (20'4") x 3.30m (10'10")	Bathroom	2.00m (6'7") x 1.70m (5'7")
Kitchen	3.30m (10'10") x 2.60m (8'6")	Gross internal floor area (m ²): 77m ² EPC Rating: C	
Bedroom 1	4.00m (13'1") x 3.50m (11'6")		
Bedroom 2	4.00m (13'1") x 2.70m (8'10")		
Bedroom 3	1.90m (6'3") x 1.40m (4'7")		





the garden





The property is located in a desirable residential area within Alness, a thriving small town that 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.

The Location

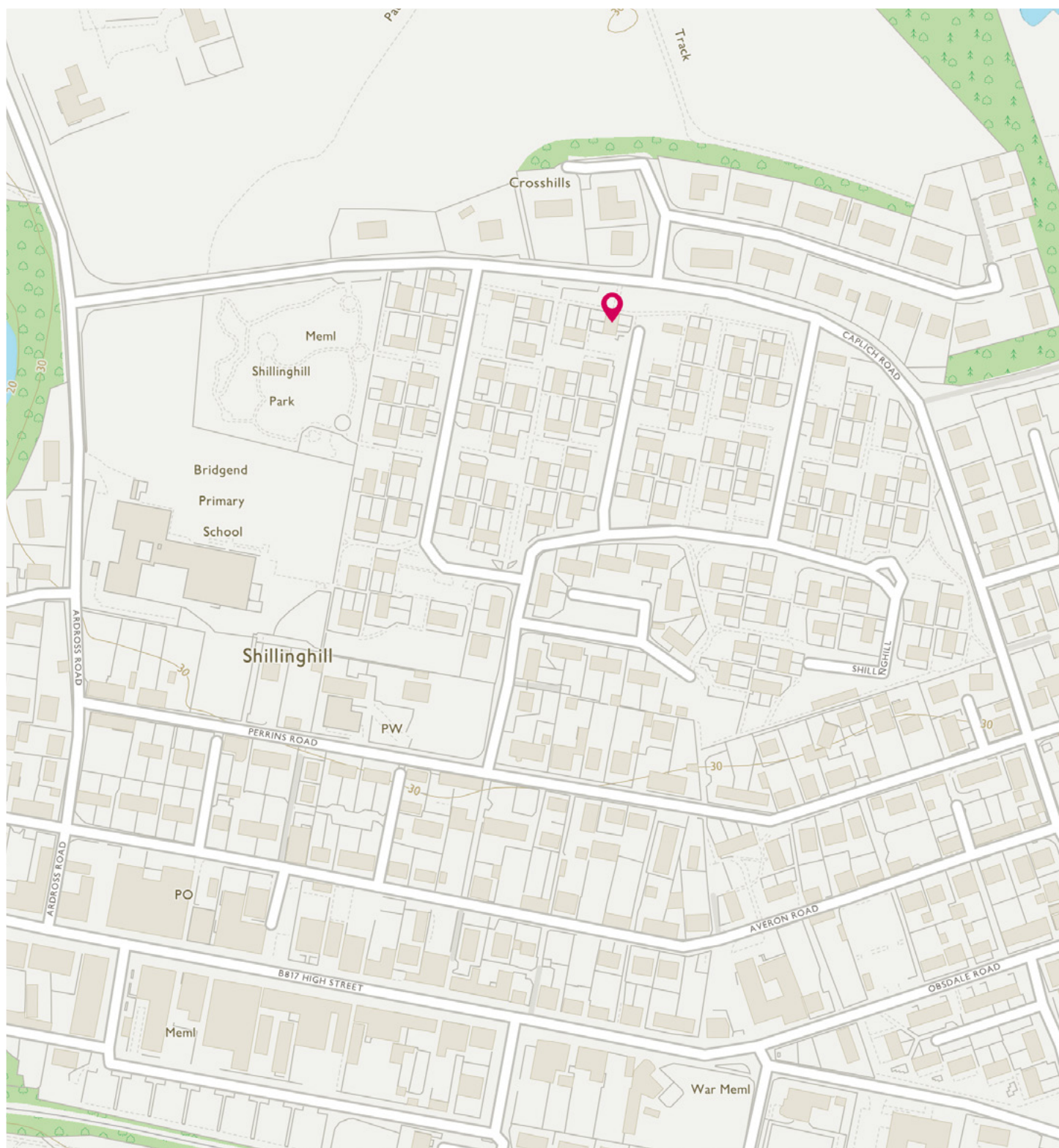


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