

# 47 Obsdale Park

ALNESS, IV17 OTP



*A detached property with views from every angle, an absolute must-see!*



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McEwan Fraser Legal is delighted to present this three-bedroom in the Obsdale Estate, Alness. The property is ready to move in to with the current owners undertaking a huge volume of work during their ownership with a new downstairs bathroom with a free standing bath, new insulation and a whole new roof on the property. The property showcases excellent views of the Cromarty Firth from the rear and countryside views from other rooms, its situated only minutes from the A9 which provides access to Inverness City centre in around 20 minutes approximately.

## THE LOUNGE





# THE KITCHEN/DINER



Inside, the property comprises of:

- Fully equipped modern kitchen diner with solid oak work surfaces
- Spacious living area with real oak flooring
- One ground floor double bedroom with direct access to the bathroom
- Two double bedrooms on the first floor
- One shower room on the first floor
- Garage with external access and electrics installed as well as a water supply

In addition to this, the property includes a very large frontage with space for multiple cars and a garden with uninterrupted water views.



# THE LOWER BEDROOM







Two double bedrooms on the first floor

## BEDROOM 2







## BEDROOM 3 & SHOWER ROOM

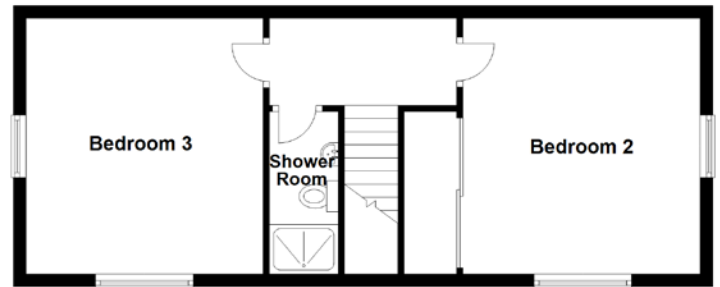
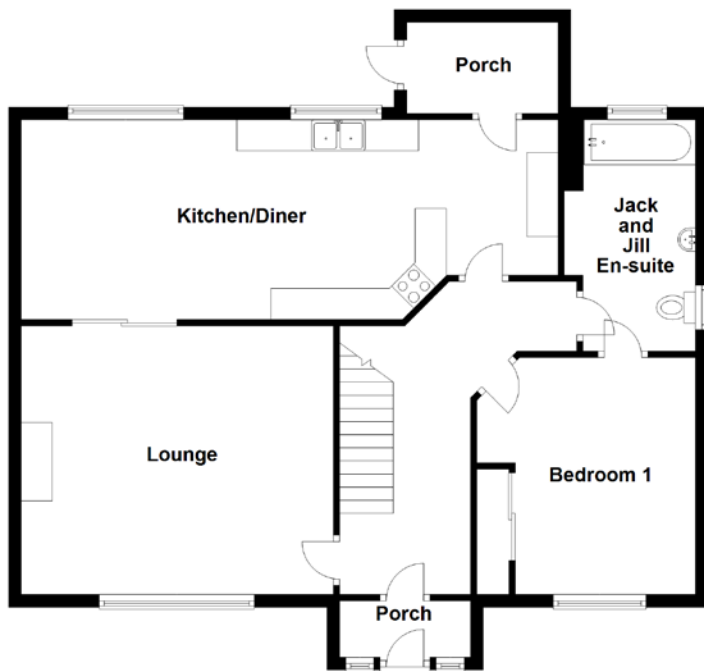




# THE VIEW



# FLOOR PLAN, DIMENSIONS & MAP



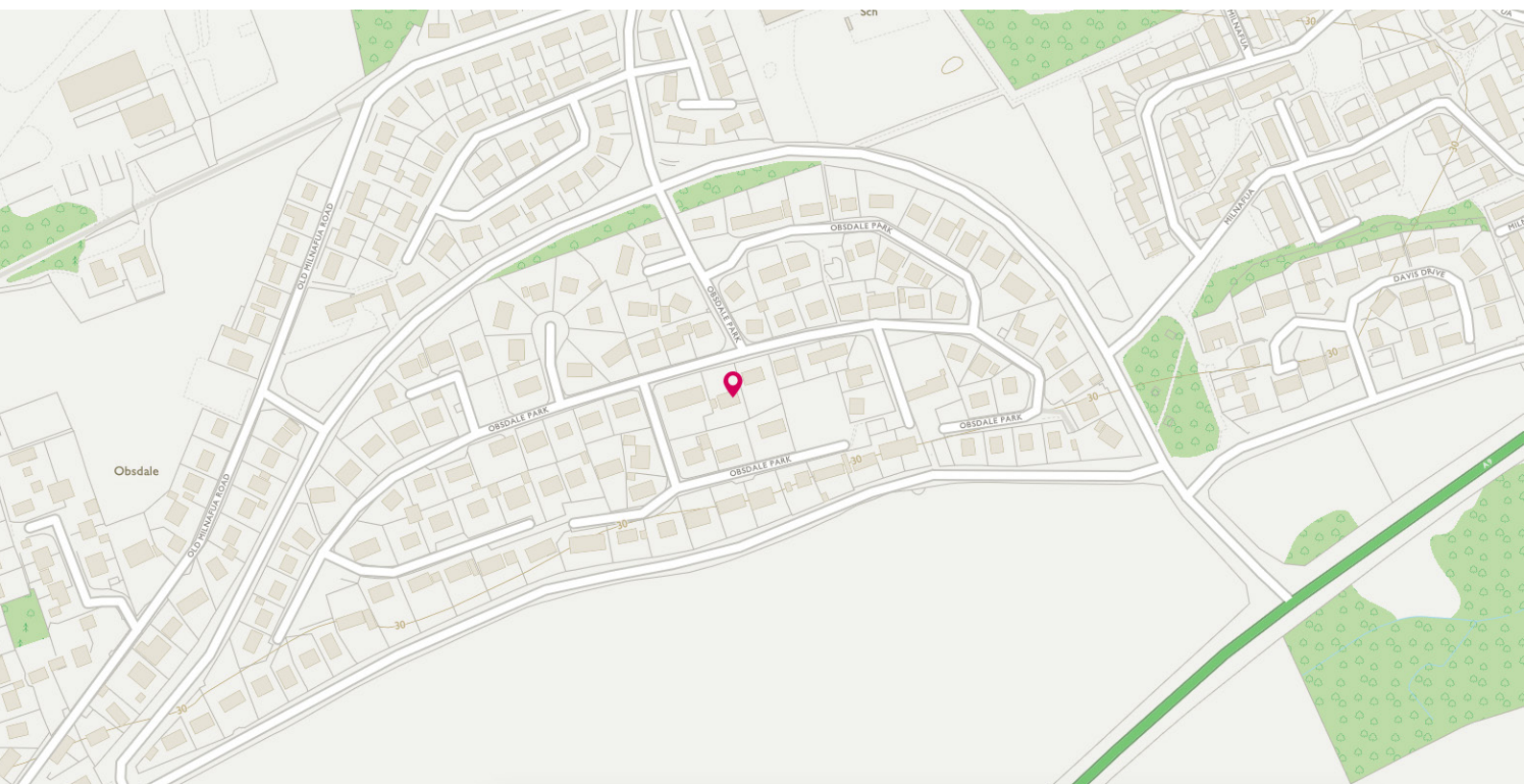
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.30m (14'1")
Kitchen/Diner	8.60m (28'3") x 3.20m (10'6")
Bedroom 1	3.50m (11'6") x 3.40m (11'2")
Jack and Jill En-suite	3.50m (11'6") x 2.10m (6'11")
Bedroom 2	4.10m (13'5") x 4.10m (13'5")

Bedroom 3	4.10m (13'5") x 3.80m (12'6")
Shower Room	2.60m (8'6") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 136m<sup>2</sup>  
EPC Rating: D

Extras (Included in the sale): One shed, double external power socket, two external water taps.





# THE LOCATION



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.

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.

  
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