

17 Davis Drive

ALNESS, IV17 0ZD



A stunning four bedroom detached family home in a quiet residential location



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this four-bedroom detached family home tucked away in a quiet residential cul-de-sac location in Alness. The property has been immaculately maintained and updated by the current owners and truly is in show home condition and ready to just unpack and start enjoying your new surroundings.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge
- Formal dining room
- Fully equipped modern kitchen with open plan family entertaining area
- Separate utility area
- Downstairs WC

THE DINING ROOM



THE KITCHEN/FAMILY ROOM



THE UTILITY & WC





- Four bedrooms which include a master bedroom with en-suite shower room
- Family bathroom with bath and corner shower cubicle

BEDROOM 1





BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



In addition, the property includes a brilliant garden office, a single garage and a large driveway for multiple cars. This is a rare opportunity to acquire a wonderful family home in a fantastic location.

THE GARDEN & OFFICE

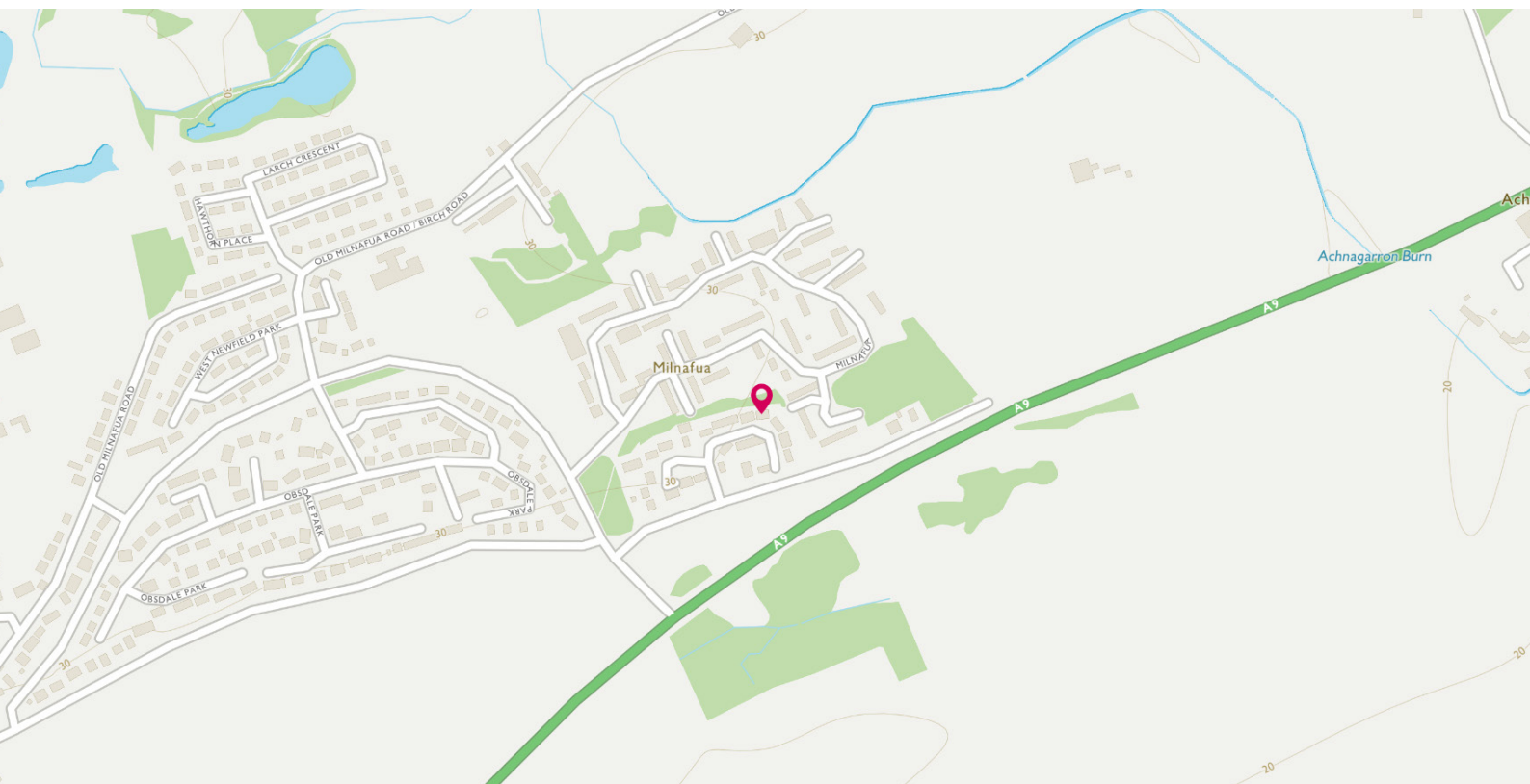




The first floor plan features a large central Kitchen/Family Room with a fireplace and access to a rear garden. To the left is a Dining Room and a Utility room with a washing machine. A Garage is attached to the far left. A Lounge is located at the front right. A central staircase leads to the second floor. A WC is situated between the Dining Room and the Lounge.

Lounge	4.60m (15'1") x 3.70m (12'2")
Dining Room	5.40m (17'9") x 3.00m (9'10")
Kitchen/Family Room	7.10m (23'4") x 5.30m (17'5")
Utility	3.00m (9'10") x 1.60m (5'3")
WC	1.50m (4'11") x 1.00m (3'3")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")

Gross internal floor area (m²): 156m²
EPC Rating: C



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.

McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.