

middleton ross & arnot



103 Kirkside, Alness, Ross-shire, IV17 0RJ

Semi Detached Bungalow

Vestibule

Hall

Lounge

Kitchen/Diner

Two Bedrooms

Shower Room

Large Rear Lobby

Ample Storage Space

Double Glazing

Gas Central Heating

Gardens to the Front and Back

Short Walk to the Town Centre

EPC Band D



Offers Around £90,000



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Ref: 43



This semi-detached bungalow is situated by an open amenity space close to the centre of the town. Alness offers a wide variety of facilities including National supermarkets, local shops, banks, Post Office and an excellent golf course on the outskirts of the town. There is a leisure centre & swimming pool based at the academy complex. Primary and secondary schooling are available in the town along with nursery and playschool facilities. Alness is noted for its very successful entries in the Britain in Bloom scheme and locally as a town with a great community spirit.

Kirkside was built by the local authority approximately 50 years ago and the area comprises a mix of privately owned properties and some still in local authority ownership. The house has double glazing and Gas Central Heating. There are low maintenance gardens to the front and back and ample parking spaces close to the house. The property has had some adaptations and would be very suitable for people with disabilities, the elderly, those looking to downsize, a first time purchase or a buy-to-let opportunity.

Services: Mains water, gas, electricity and drainage.

Council Tax—A

A Home Report is available at www.OneSurvey.org

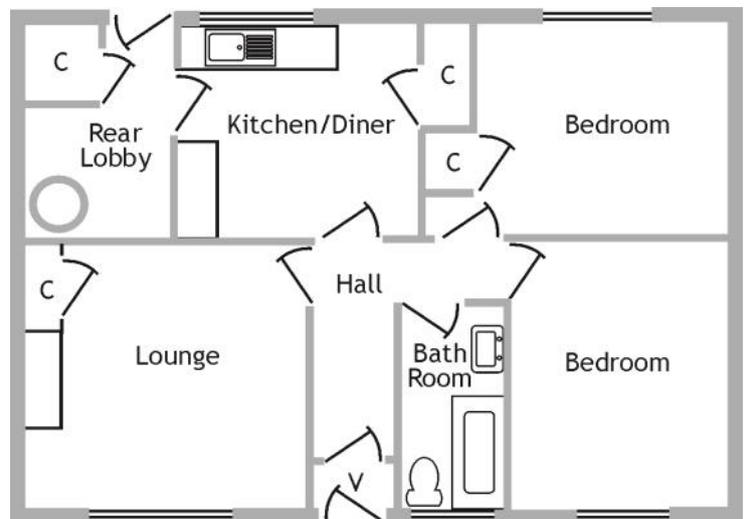
To arrange a viewing call Middleton Ross & Arnot on 01349 865125

Monday to Friday 9am - 5pm

Out with office hours call 01463 231173 Sat - 9am - 5pm and Sun 10am—4pm

Email: property@middletonross.co.uk Text 07774 419811

Vestibule	1.20m x 1.00m
Hall	2.38m x 1.20m x 2.72m x 0.91m
Lounge	3.95m x 3.80m
Kitchen/Diner	3.44m x 3.00m
Bedroom	3.48m x 3.00m
Bedroom	3.80m x 3.04m
Shower Room	2.45m x 1.42m
Rear Lobby	3.00m x 2.07m



Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor.

Carpets, curtains and blinds are included in the sale price. The mention of services does not imply that they are in full and efficient working order.