

This detached bungalow was built around 80 years ago. It is in very poor condition and would need to be completely renovated to bring it to a livable standard. The house benefits from gas central heating and double glazing. There are low maintenance gardens to the front & back with a lawned area to one side and a driveway for off street parking for one car to the other side. The house is in a central location just a short walk from all the amenities on offer in the town. Once renovations are complete this property has the space to accommodate a small family, has buy to let potential or would be suitable as a downsize house.

Obsdale Road is just along from the High Street and the retail unit, Bridgend Primary School is a short walk and the secondary school and leisure centre, swimming pool and library are all close to the house. Other amenities include a variety of shops, national supermarkets, banks, a Post Office, restaurants, hotels and take aways, there is also a Golf Club in the town. Inverness is 20 miles distant and Dingwall is 10 miles away. Bus and train services are available on a regular basis to both north and south, the bus stops and the train station are both a short walk from the property.

Directions: Turn left off the High street at the junction with the war memorial on to Obsdale Road, continue on, No. 14 is the second house on the right past the Police station.

What3words app: [///tripling.duty.mailer](https://www.what3words.com/#!/tripling.duty.mailer)

N.B. Not all lenders will see a property of this construction as a suitable security for a mortgage.

Services: Mains electricity, gas, drainage and water.

Council tax Band C

A Home Report is available on the HSPC and our website.

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am

And 5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk

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, sent to our Dingwall office and emailed to property@middletonross.co.uk.

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.



FOR SALE



14 Obsdale Road, Aness, Ross-shire, IV17 0TU

Offers Over £95,000

- Detached Bungalow
- Entrance Hall
- Lounge
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Storage Room
- Gas Central Heating
- Double Glazing
- Garden Surrounding House
- Off Road Parking
- Renovation Project
- EPC Rating D



01349 865125
middletonross.co.uk

REF 16
 HSPC 61219

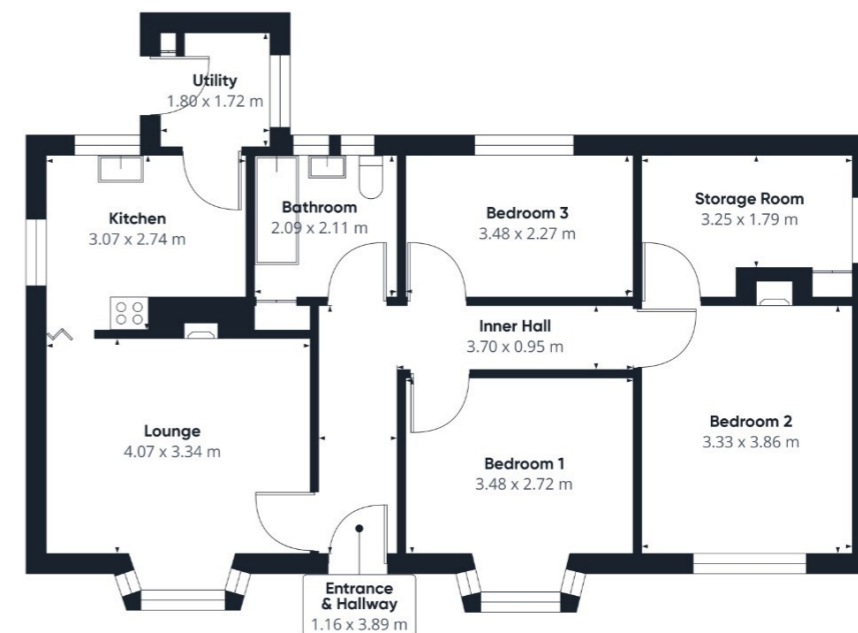




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Offers Over £95,000

Detached bungalow which is a renovation project in the town centre of Alness close to all amenities.



Approximate
Floor Area 76m²