

This semi-detached bungalow was built by Pat Munro Builders in 2005, it has been extremely well maintained and the kitchen, bathroom and boiler were all updated in 2015 and the boiler has been regularly serviced. The house benefits from gas central heating and double glazing. There are low maintenance gardens to the front, back and one side. Off street parking for three to four cars is provided in the garage and driveway. The house is in a quiet residential area which is in a central location just a short walk from all the amenities on offer in the town. This property is in walk in condition and has space to accommodate a small family, has buy to let potential or would be suitable as a downsize house.

West Newfield Park is a 15 minute walk from the town centre and Alness Academy with the leisure centre, swimming pool and library, the Primary School at Obsdale is just a short walk away for younger children. Other amenities in the town include a variety of shops, national supermarkets, banks, a Post Office, restaurants, hotels and take aways, there is also a Golf Club to the north of the town. Inverness is 20 miles distant and Dingwall is 10 miles away. Bus and train services are both available on a regular basis to 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, then left into Obsdale Park, when you get to the roundabout turn right then left into West Newfield Park. The house is on the left. What3words app: [///teeth.shoulders.greeting](https://www.what3words.com/teeth.shoulders.greeting)

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](mailto: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](mailto:property@middletonross.co.uk).

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



2 West Newfield Park, Alness, Ross-shire, IV17 0PQ

Offers Over £185,000

- Semi-Detached Bungalow
- Entrance Hall
- Lounge
- Kitchen/Diner
- Conservatory
- Two Bedrooms
- Shower Room

- Gas Central Heating
- Underfloor heating in Bathroom
- Double Glazing
- Large Low Maintenance Garden
- Garage
- Driveway
- Garden Shed
- EPC Rating C



01349 865125

**middletonross.co.uk**

REF 44  
HSPC 61374

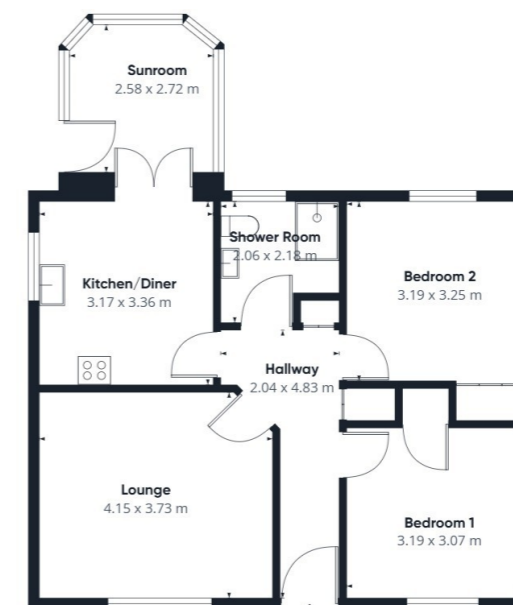




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Offers Over £185,000

Semi-Detached bungalow which is in immaculate condition throughout.  
Close to the town centre of Alness and its amenities.



Approximate  
Floor Area 68m<sup>2</sup>