

This semi detached house was built around 1970 by the local authority. It is well presented and in excellent decorative order throughout. The house is spacious and benefits from newly fitted gas central heating, double glazing and three bedrooms. There are low maintenance gardens to the front & back and there is a drive to the side with room for two cars along with a car port. The house is in a quiet yet central popular residential area of Alness and just a short walk from the amenities on offer in the town. This home offers a fantastic opportunity to create a lovely family home suited to first time buyers or a buy to let.

Salvesen Crescent is close to both the High Street and the retail unit and despite its central location the street is very quiet. Bridgend Primary School is nearby and the secondary school and leisure centre, swimming pool and library are all a short distance from the house. Other local amenities include a variety of shops, national supermarkets, banks, a Post Office, restaurants, hotels and take aways. Inverness is 20 miles distant and Dingwall is 10 miles away. Bus and train services are both available on a regular basis to the north and south, the bus stops and the train station are also a short walk from the property.

Directions: Turn off Obsdale Road at the junction with the war memorial on to Dalmore Road then take the second left into Kendal Crescent then the first right into Salvesen Crescent, no. 8 is the fourth house on the right.

What3words app: [///zinc.reds.sublime](https://www.what3words.com/#!/zinc.reds.sublime)



Services: Mains electricity, gas, drainage and water.

Council Tax Band B

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.

Carpets, curtains, blinds, shed, greenhouse, patio furniture and white goods are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



Mansefield House, 7 High Street
Dingwall, Ross-shire IV15 9HJ

Tel: 01349 862214 (Main) | 01349 865125 (Property)
Fax: 01349 863819 | DX: 520582 Dingwall

Email: property@middletonross.co.uk
Web: middletonross.co.uk



FOR SALE



8 Salvesen Crescent, Alness, Ross-shire, IV17 0UJ

Offers Over £135,000

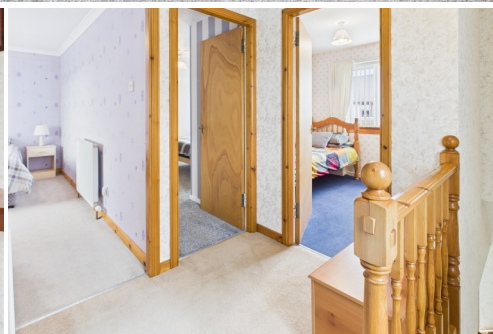
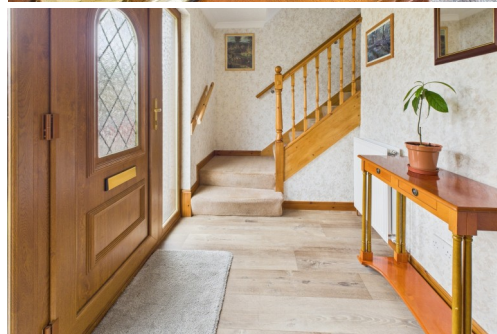
- Semi Detached House
- Entrance Hall
- Lounge/Diner
- Kitchen/Diner
- Three Bedrooms
- Shower Room
- Landing
- New Gas Central Heating
- Double Glazing
- Garden to Front and Back
- Private Off Road Parking
- Shed and Green House
- Car Port
- EPC Rating D

01349 865125

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REF 22
HSPC 61550

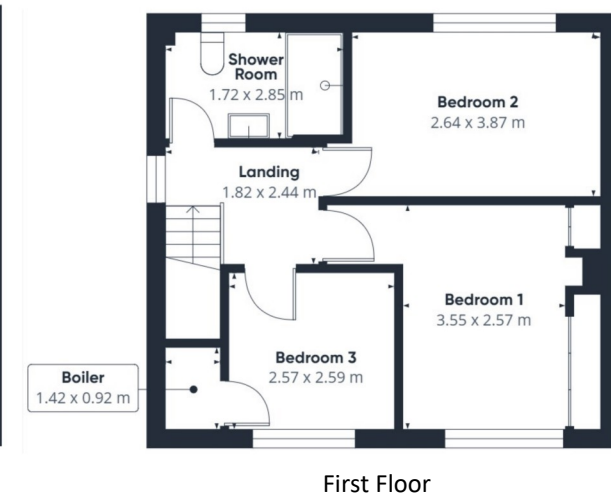
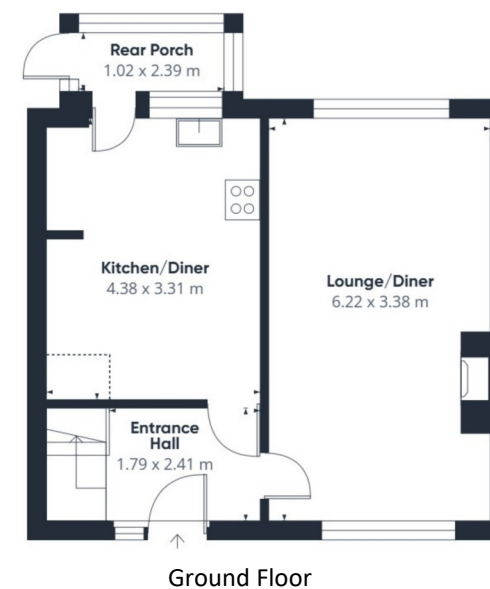




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Offers Over £135,000

Spacious and well presented semi detached house in a quiet yet central area close to the shops and local amenities.



Approximate
Floor Area 87m²