

This bungalow which was built nine years ago is well presented, is in excellent decorative order throughout and is in walk-in condition. The property benefits from gas central heating and double glazing. There are manageable low maintenance garden to the front, sides and back and there is ample off road parking. The house is set back from the main road and so enjoys a private and secluded spot perfect for downsizing, first-time buyers or a small family.

Perrins Road runs parallel with the High Street in Alness and despite its central location the street is very quiet. Bridgend Primary School is nearby and the secondary school with its 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 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 off Obsdale Road into Caplich Road and take the second left into Perrins Road (one way street) continue along until you approach a slight right bend in the road, there are two new builds on the right (37a & 37b), turn in just before these houses, number 37 is tucked in behind these houses.

What3words app: [///shadowed.things.drums](https://www.what3words.com/#!/shadowed.things.drums)



Services: Mains electricity, gas, drainage and water.

Council tax Band C

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 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.



37 Perrins Road, Alness, Ross-shire, IV17 0ST

Offers Over £165,000

- Detached Bungalow
- Entrance Hall
- Open Plan Lounge/Kitchen/Diner
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Garden Ground
- Private Off Road Parking
- Secluded Area
- EPC Rating C



01349 865125  
**middletonross.co.uk**

REF 21  
HSPC 61021







37 Perrins Road, Alness, Ross-shire, IV17 0ST

Offers Over £165,000

Well appointed and immaculate detached bungalow in a quiet yet central area close to the shops and local amenities.



Approximate  
Floor Area 65 m<sup>2</sup>