

This semi-detached house is situated in quiet area in Alness. The property is close to Coulhill Primary School and the secondary school, leisure centre, swimming pool and library which are all a short walk from the house. Other local amenities include a variety of shops, supermarkets, a bank, hotels and restaurants. Inverness is 20 miles distant and Dingwall is 10 miles away. There are bus and train services on a regular basis to both north and south.

Number 53 was built around the 1970s. The back of the property features a very attractive garden with a summer house which has light and power. The house benefits from electric storage heating and double glazing. There is a driveway with space for 2-3 cars and a garage with convenient lean-to sheds and workshop attached offering extra storage space. The rooms are generously proportioned with ample built in storage. This property would make an ideal first time purchase, family home or buy to let opportunity.

Directions: From the west approaching the High Street before the bridge turn left into Firhill and then first right into Coulhill Road then first right again taking you on to Hill Street, continue along this street onto Braeface, the property is on the left hand side. From the east, go through the High Street and cross the bridge then turn right into Firhill then follow the instructions above.

What3words app: **///triangles.melon.remaking**



Services: Mains electricity, water and drainage.

Council Tax Band C

A Home Report is available OneSurvey.org.

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, integrated 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.



53 Braeface, Alness, Ross-shire, IV17 0QP

Offers Over £160,000

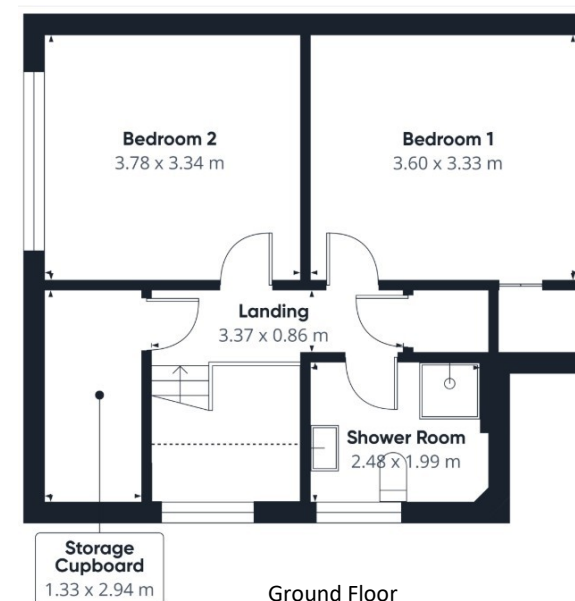
- Semi-Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Landing
- Three Bedrooms (One on ground floor)
- En-suite W.C. in Ground Floor Bedroom
- Shower Room
- Storage Cupboard
- Study
- Electric Storage Heating
- Double Glazing
- Ample Storage
- Gardens to Front and Back
- Garden Sheds
- Summerhouse with power
- Garage with Workshop
- EPC D



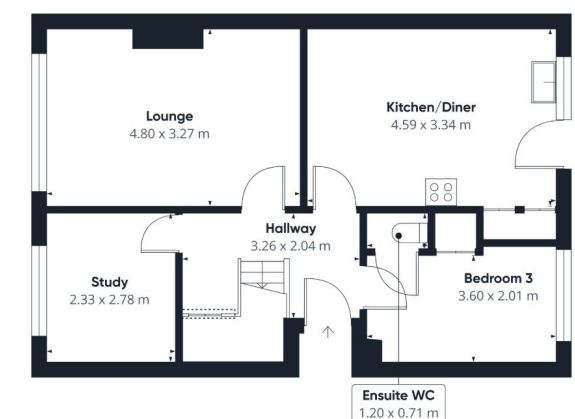
53 Braeface, Alness, Ross-shire, IV17 0QP

Offers Over £160,000

Semi-detached house situated in a quiet but central location in Alness.



Ground Floor



First Floor

Internal
floor area
Approx 96m²