

middleton ross & arnot



Ben Loyal, 23a Perrins Road, Alness, Ross-shire, IV17 0SU

Detached Bungalow
Hall
Lounge
Kitchen/Diner
Two Double Bedrooms
Bathroom
Sunroom
Ample Storage Space
Double Glazing Throughout
Electric Storage Heating
Gardens to Front and Back
Driveway
Single Garage
Convenient Central Location
EPC Band E



Offers Over £150,000

01349 865125

property@middletonross.co.uk

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This detached bungalow is situated in a central yet quiet area in Alness town centre. The property is a short distance from Bridgend Primary School, 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, banks, Post Office, 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.

23A Perrins Road was built around 40 years ago and is an attractive bungalow offering well maintained accommodation which is nicely presented and has ample storage space. There are attractive gardens to the front and back and off road parking for 2-3 cars to the side of the house along with a single garage. With its central location and close proximity to the shops, this property would provide ideal accommodation for those looking to downsize, a first time purchase or a buy to let opportunity.

Directions: From the west, drive through the High Street in Alness, when you get to the end, at the Capstone Centre Café, take the left fork onto Obsdale Road, take the third turning on the left into Caplich Road and then the second turning on the left into Perrins Road. 23a is around halfway along the road on the right hand side.

Services: Mains water, electricity and drainage.

Council Tax—C

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

HSPC Out of Hours Call 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm

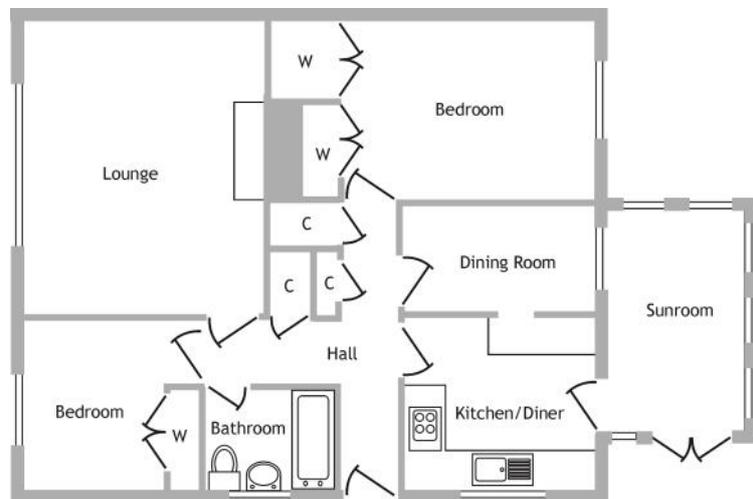
Sunday 8am—11pm

or 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.

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

Hall	4.83m x 1.00m
Lounge	4.81m x 4.08m
Kitchen/Diner	3.20m x 2.90m
Dining Room	3.20m x 1.76m
Sunroom	3.77m x 2.29m
Bedroom	4.22m x 2.92m
Bedroom	2.91m x 2.40m
Bathroom	2.04m x 1.78m



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