

22 Braeface, Alness, Ross-Shire IV17 0QP

Offers Over £170,000





Walk-in semi-detached property in the popular residential area of Braeface, a short walk from the centre of Alness, nearby woodlands and the River Averon. Accommodation: Entrance Porch, Hall, Living Room, Kitchen/Diner, Conservatory, 3 Bedrooms and Shower Room. Gas CH, Combi Boiler and DG throughout. The property is in immaculate decorative order with well-proportioned living space and excellent storage. There are gardens to the front and rear with a driveway to the side providing parking for a number of vehicles. Detached garage and practical wooden shed. All blinds and curtains are included. Viewing is highly recommended.

Alness is an award winning town, by the Cromarty Firth, on the route of famous NC500, scenic drive around the north Highlands. The town boasts a variety of facilities including shops, banking services, Post Office, leisure facilities and an excellent golf course. The Dalmore Farm Shop and Restaurant are popular with both locals and tourists. Both primary and secondary schooling are available along with excellent nursery and playschool facilities. Alness is noted internationally for its successful entries in the Britain in Bloom scheme and enjoys beautiful displays of flowers over the summer months. Inverness is approx 23 miles south and Dingwall, approx 10 miles. There are regular train and bus services and nearby Inverness airport offers daily flights to London and other cities. Fyrish monument and the River Averon are delightful local walks. Ideal area for outdoor pursuits, such as fishing, golfing, shooting, hill walking and wildlife spotting.



Entrance Porch: *1.88m x 1.03m*

Welcoming porch entered via a part-glazed Upvc door. Glazed on three sides and overlooking the front garden. Internal window to hall. Further part-glazed Upvc door opens to entrance hall.

Hall:

Large under-stair cupboard stores the central heating combi boiler. Further cupboard provides additional storage. Radiator.

Living Room: *3.92m x 3.52m*

Bright room with floor-to-ceiling windows overlooking the front garden. Radiator.

Kitchen/Diner: *5.44m x 2.70m*

Spacious room with distinct kitchen and dining areas. Country-style kitchen with wall and floor mounted units providing ample storage. Worktops with matching splashbacks. Integral Hotpoint double electric oven and Diplomat gas hob with extractor hood over. Integral fridge, freezer and Beko washing machine are all included. Window and part-glazed door open to the rear garden. The dining area has ample space for table and chairs. Patio doors open to the conservatory. Radiator.



Conservatory: *2.25m x 2.25m*

Sunny room overlooking the rear garden. Glazed on three sides and a glazed door opens to the garden. New roof was recently installed.

Landing:

Stairs from the hall lead to the upper landing which has a window to the side of the property. Loft access hatch. Shelved cupboard.



Bedroom 1: *3.30m x 2.60m*

Bright double bedroom with window to the rear of the property. Built-in double wardrobes and a further shelved cupboard provide generous storage. Radiator.

Bedroom 2: *3.51m x 3.51m*

Spacious double bedroom with window to the front of the property with sight of fields and forest. Radiator.



Bedroom 3/Study: *2.60m x 2.30m*

Single bedroom with window to the front of the property. Built-in cupboards and fitted shelving. Could be an ideal home office. Radiator.

Shower Room: *1.90m x 1.70m*

Light room with WC and wash hand basin set in fitted storage. Mains shower with wet wall panelling. Frosted glass window to the rear of the property. Extractor fan. Radiator.

Garage:

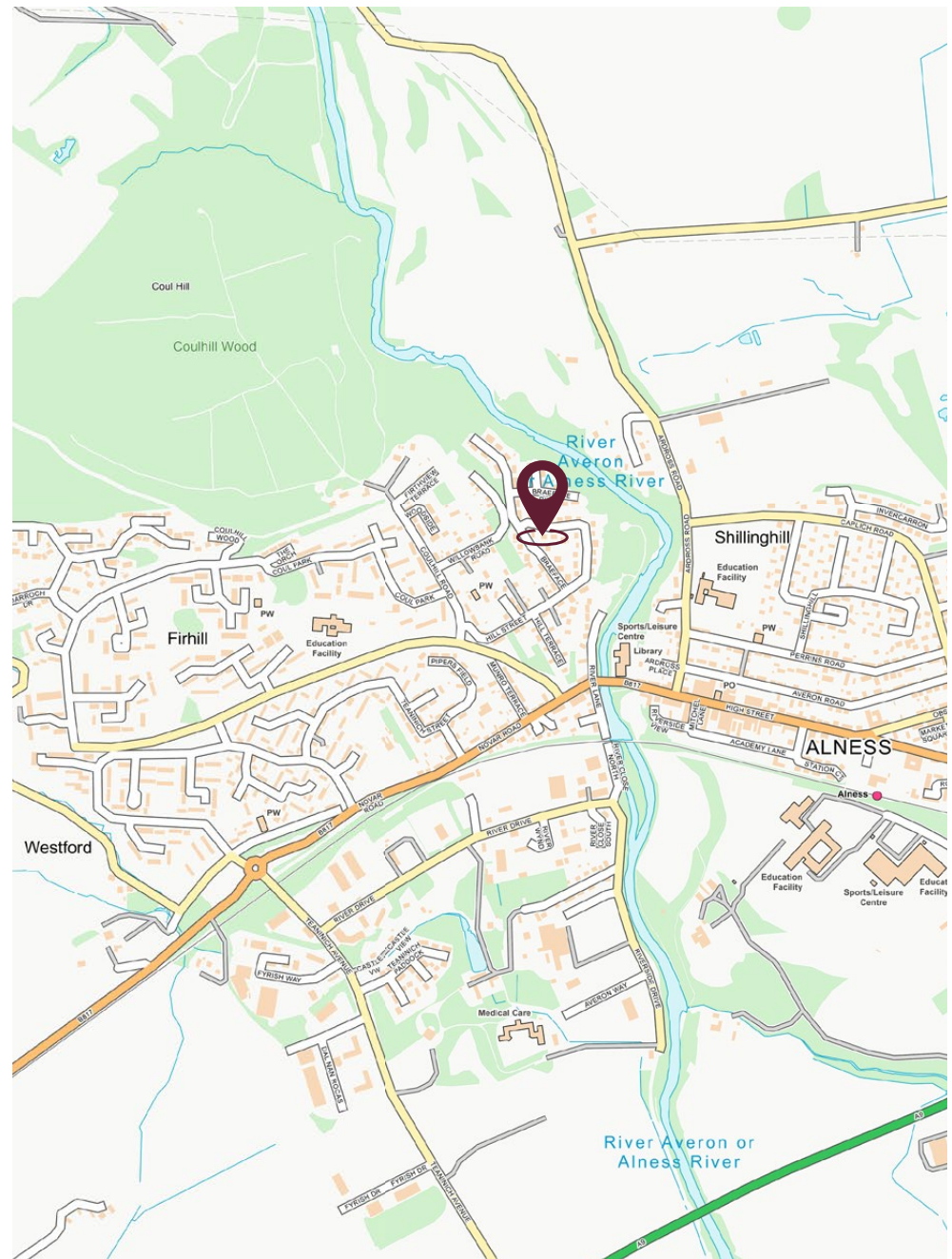
Generous gated driveway parking for a number of vehicles. Detached garage with up-and-over door, power and light.

Garden:

The enclosed front garden is low maintenance and mainly laid to gravel with a sheltered patio, grassed area and flower border. Gravel and paved driveway. The rear garden is fully fenced and has an area of lawn and two paved patio areas. New fencing installed to either side. Well-stocked flower borders. Whirligig and practical wooden shed are both included. External lighting and tap.

Viewing:

Please contact the Selling Agents

EPC Rating: C

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