

50 Obsdale Park, Alness, Ross-Shire IV17 0TP

Offers Over £240,000

£5,000
BELOW VALUATION





A pleasantly situated detached bungalow with gas central heating and double glazing. Located in a quiet cul-de-sac with a private driveway and large enclosed gardens. Accommodation: Hall, Kitchen, Sitting Room/Dining Room, Rear Vestibule, 3 Bedrooms and Shower Room. Set in a desirable area in the popular town of Alness, this property enjoys stunning views across the Cromarty Firth towards the Black Isle. This property would make an ideal family home.



Alness is an increasingly highly desirable Highland town with a real pride in itself being regular successful competitors in Scotland and Britain in Bloom competitions. Alness has excellent shopping with large Morrisons and Lidl superstores as well as many individual local shops. There are both primary and secondary schools and a medical practice. This property is within easy commuting distance of Inverness.



Hall:

Entered via a glazed front door and vestibule with glazed panel to side. Open hallway with radiator, loft access and storage cupboard housing boiler and fuse boxes.

Living Room: 4.32 x 5.63m

Spacious, bright room with large picture window to the front with open views across the Cromarty Firth to the Black Isle. Gas fire and radiator. Open access to Dining area.

Kitchen/Diner: 4.43 x 3.14m

Spacious room with area for dining. Window overlooking rear garden. Built-in pantry style cupboard. There is an abundance of floor and wall mounted units with ample work surfaces. Gas fittings and space to house free standing cooker. Undercounter fridge and washing machine available for separate negotiation. Lighting by strip light, 1 ½ stainless steel sink/drainers and radiator. Access to rear vestibule.

Rear Vestibule:

Bright area ideal for storage, access to rear garden.

Shower Room: 2.03 x 2.02m

Situated at the rear of the property comprises WC, sink and electric shower with hand rail. Glazed window to rear, radiator.

Bedroom 1: 3.14 x 3.40m

Double room with fitted wardrobe with shelves and hanging rail. Window overlooking rear garden. radiator

Bedroom 2: 3.53 x 3.40m

Bright and airy room with window overlooking the front garden. Built-in wardrobe with shelves and hanging rail, radiator.

Bedroom 3: 2.95 x 2.43m

Bright room with window overlooking the front garden. Wardrobe with hanging rail and shelves, radiator.





Garden:

Large garden which wraps around house. Rear garden mainly laid to grass with paved path and patio area and a large selection of mature shrubs. Wooden shed and greenhouse. Wooden fencing provides privacy and shelter. A stone wall and steps provide a decorative feature. External tap and whirligig. Off street parking and single garage with power and light. There are security lights on the garage. Furniture available for separate negotiation.

Viewing:

Please contact selling agent

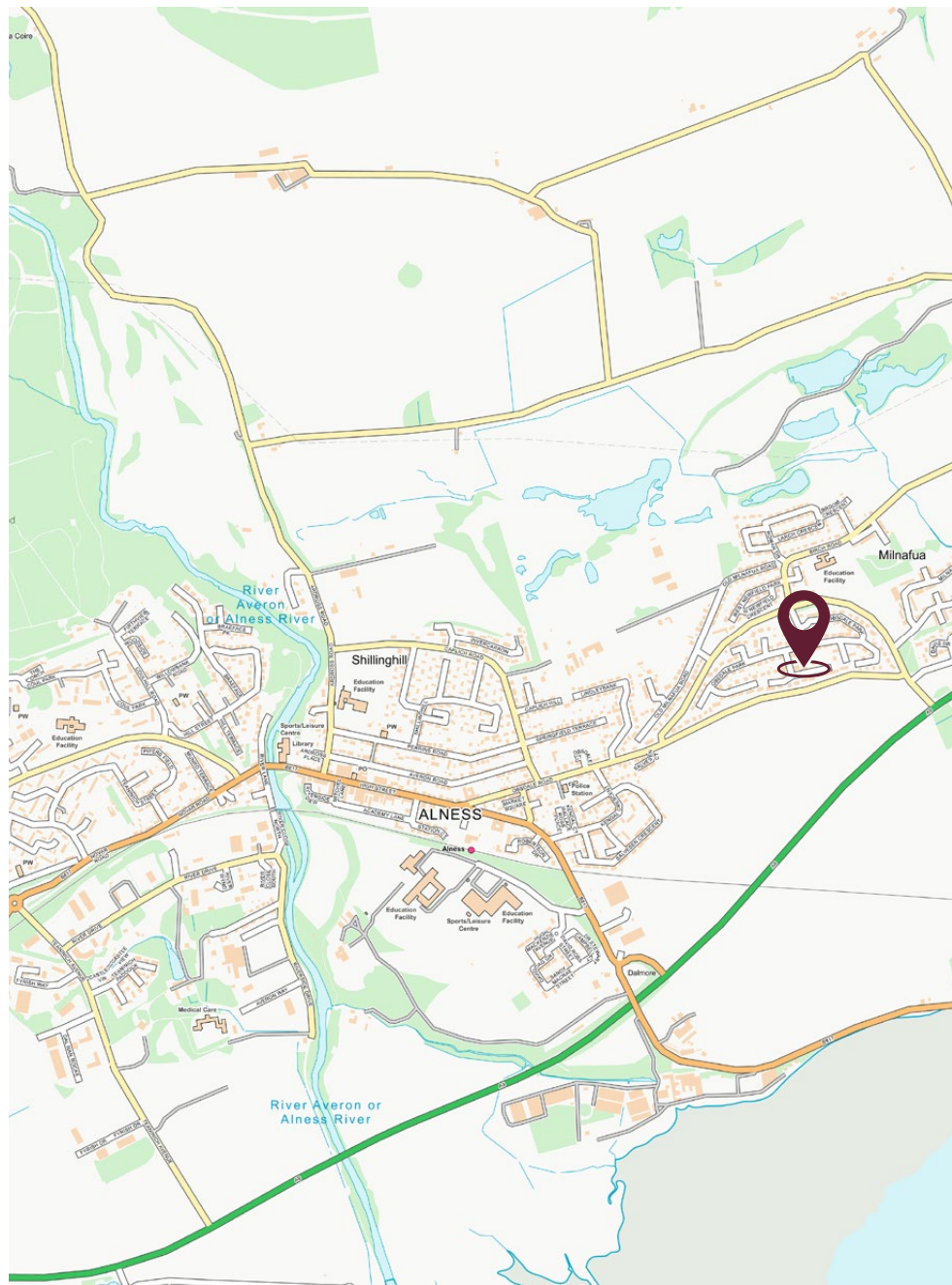
EPC Rating: *Band D*

Council Tax: *Band D*

Directions

Enter Alness from the north and continue along this road around the back of Alness. Take the first left at the roundabout into Obsdale Park. On reaching the T-junction turn right and take the first left. Then follow the road to the left and the house is the second one on the left hand side.

<https://w3w.co/carting.juggle.fewer>



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