

23 Shillinghill, Alness, Ross-Shire IV17 0SY

Offers Over £115,000





Semi-detached property in a popular residential area within easy walking distance of the town centre. Accommodation: Hall, Living/ Dining Room, Kitchen, 2 Bedrooms, Box Room and Bathroom. The accommodation is nicely proportioned with excellent storage. Gas central heating and fully double glazed. Garden ground to front, side and rear. Adjacent off-street parking. Requiring some upgrading and renovation. This property would provide an ideal home for first time purchasers, a young family or as an investment.

Alness offers a variety of facilities including shops, banks, Post Office and an excellent golf course on the outskirts of the town. The Dalmore Farm Shop and Restaurant are popular with both locals and tourists on the NC500 route. Both primary and secondary schooling are available along with excellent nursery and playschool facilities. Alness is noted internationally for its very successful entries in the Britain in Bloom scheme and enjoys beautiful displays of flowers throughout the town over the summer months. Inverness is approximately 20 miles south on the A9 and Dingwall, approximately 10 miles. There are good transport links both North and South by road, rail and bus.



Entrance Hall:

Bright hall entered via a Upvc door with glazed panel and glazed window to the side. Under stair cupboard stores the fuse and meter. Further coat cupboard provides additional storage. Radiator.

Living/Dining Room: 6.23m x 3.36m

Bright double aspect room with windows to front and French doors open to the rear garden. Generously proportioned with space for informal dining. Radiator.

Kitchen: 3.58m x 2.59m

Practical kitchen with attractive base and wall units with glass display cabinets, tiled splashbacks and ample work surfaces. Stainless steel sink/drainer and plumbed for washing machine. Integral fridge and freezer. Gas cooker with extractor hood. Window to the rear and door with glazed panel opens to rear garden.

Landing:

Carpeted staircase with wooden banister leads up from the hall to the first floor landing. Large shelved airing cupboard. Window to the side. Radiator.

Bathroom: 2.01m x 1.70m

With window to the rear and extractor fan. Wash hand basin, wc and bath with electric Triton shower over. Tiled walls and feature tongue & groove ceiling.

Bedroom 1: 3.57m x 2.75m

Spacious room with windows to the rear overlooking Shillinghill Park and to the hills beyond. Two large cupboards provide good storage and store the CH boiler. Radiator.





Bedroom 2: 4.15m x 3.38m

Bright room with window to the front. Radiator.

Boxroom: 1.88m x 1.42m

With window to front. Previously used as an office but could be a child's room storage/drying area. This room houses the gas boiler. Hatch to loft space.

Garden:

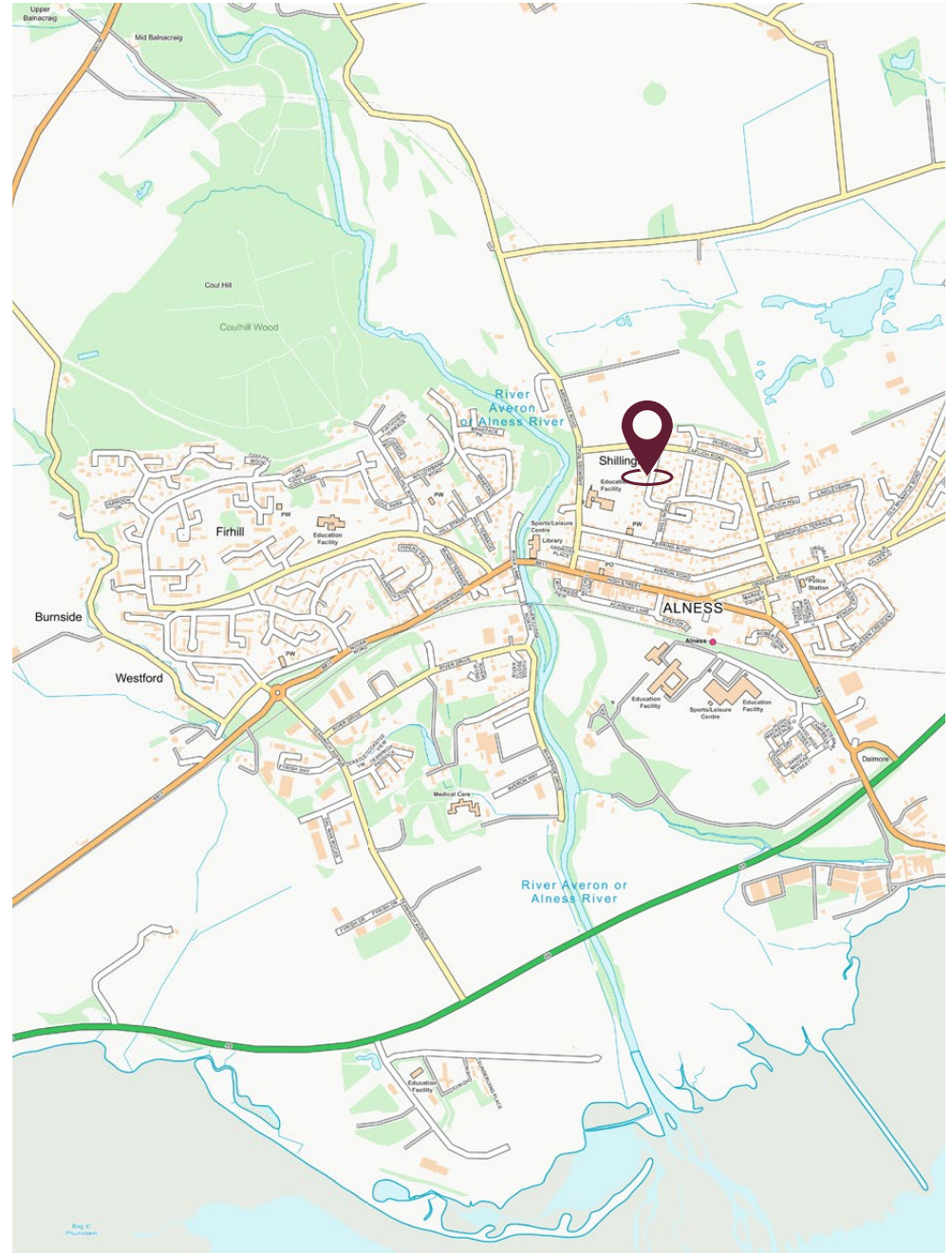
Gardens to front, side and rear. The front garden is laid to gravel with mature plants and shrubs. The rear garden has an area of grass and a rear gate opens to a path to the nearby park. Rotary drier, external tap and light.

Viewing:

Please contact the Selling Agents.

EPC Rating: D**Location:**

<https://w3w.co/whirlwind.suppers.orchids>



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