



Innes & Mackay

**3 Robertson Drive,
Alness, Ross-shire, IV17 0UW**

- EXTENDED DETACHED BUNGALOW
- THREE BEDROOMS IN ORIGINAL PROPERTY
- SELF CONTAINED TWO BED ANNEXE
- CORNER PLOT
- OFF ROAD PARKING
- DOUBLE GLAZED

**OFFERS OVER
£240,000**



DESCRIPTION

Only by viewing this detached bungalow will one be able to appreciate the deceptively spacious accommodation this family home has to offer. The original house built approximately twenty five years ago, benefits from three bedrooms and the current owners have extended this in recent years to provide a further two bedrooms and shower room which has its own access and exit, ideal for either a holiday let or perhaps a self contained "Granny" annexe. Built on a corner plot, the property has off road parking, enclosed gardens to the rear and electric heating. Viewing comes recommended.

LOCATION

The growing town of Alness is pleasantly set on the edge of the Cromarty Firth and lies 11 miles from the market town of Dingwall. Alness is famed for its success in the Scotland in Bloom and Britain in Bloom competitions which enhances the beauty of the thriving High Street in the summer time. Local amenities include a three supermarkets, bank, post office, Harry Gow bakers, gift shop, cafe and restaurants. Various leisure facilities are available in the area including a swimming pool, leisure centre, curling club, anglers club and an 18 hole golf course. The railway station provides a daily service to Dingwall and Inverness along with a frequent and reliable bus service. Primary schooling is available at both Bridgend and Obsdale Primary and secondary school pupils would attend Alness Academy. The city of Inverness is approximately 22 miles distant and boasts a wide range of shops, restaurants, quality hotels and has a lively cultural and entertainment scene. Inverness Airport provides regular flights to London and beyond.

GARDENS

The gardens to the front are laid to grass and are enclosed with picket fencing with gates opening onto the paved pathway leading to the

front door and a further gate leading to the annexe. Mature trees provide a pleasing focal point and a degree of privacy here. To the side, the driveway provides off road parking for two cars with a wooden gate opening into the rear garden. This lovely area which is completely private, benefits from a small summer house from which to enjoy the sun and there is also a timber shed providing external storage. A further gate leads through to the enclosed gardens pertaining to the annexe where there is a washing line and gravelled areas. High fencing encloses both areas here.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule which is laid with carpet, has a window to the front and door leading through to the lounge/diner.

LOUNGE/DINING

5.53m x 3.90m (18'1" x 12'9")

The lounge is a comfortable room located to the front elevation and benefits from a door allowing access to the kitchen and through to the rear hallway. Carpet.

KITCHEN

3.86m x 3.08m (12'7" x 10'1")

The kitchen is fitted with an ample supply of wood fronted floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side and there is a mains gas hob with eye level electric oven and microwave. Integrally fitted is the dishwasher and there is space and plumbing for a washing machine and fridge freezer. Two windows to the rear and one to the side allow a good source of natural light. Breakfast bar, tiled flooring and door to the bedroom complete this room.



HALLWAY

The rear hallway provides access to three bedrooms and the family bathroom. Two built in single cupboards provide good storage and also house the hot water tank. Hatch opens into the partially floored loft space.

BEDROOM 1 & EN-SUITE

4.15m x 2.86m (13'7" x 9'4")

The master bedroom is a bright and spacious room located to the front elevation. This room features an archway where the built in wardrobes are located. Sliding mirrored door opens through to the en-suite shower room. Carpet.

EN-SUITE SHOWER

2.15m x 1.51m (7'0" x 4'11")

The en-suite shower room is furnished with a dual flush WC, wash hand basin and recessed tiled shower cubicle housing a mains shower. Window to the front, heated towel rail and tiled flooring complete this room.

BEDROOM 2

2.59m x 2.54m (8'5" x 8'3")

Bedroom two is located to the rear elevation and has a door providing access through to the kitchen. Laminate flooring gives this room a pleasing finish.

BEDROOM 3

2.97m x 2.98m (9'8" x 9'9")

The third bedroom is a comfortable double room with a window to the rear. Built in wardrobes located behind sliding mirrored doors provide good storage and hanging rails. Laminate flooring and door to annexe complete this room.

BATHROOM

2.09m x 1.69m (6'10" x 5'6")

The bathroom is furnished with a three piece suite comprising a WC, circular glass wash hand basin with storage under and bath with a hand held shower attachment. Patterned window to the rear, tiled flooring, shaver point and attractive tiling complete the bathroom

SELF CONTAINED ANNEXE

With its own access together with access from the main house, this extension offers flexible living accommodation and benefits from two bedrooms both of which have sinks and access to the shower room. A hatch opens to the unfloored loft space.

BEDROOM 4

4.11m x 3.18m (13'5" x 10'5")

With its own entrance from the front elevation, this spacious room is laid with laminate flooring, has a window to the front and benefits from wall mounted and floor based units, housing a circular wash hand basin. Door opens into a further hallway.

BEDROOM 5

3.91m x 3.86m (12'9" x 12'7")

The fifth bedroom located to the rear elevation is a spacious double room with a door leading out to the garden. This room laid with carpet, has a floor based unit housing a stainless steel sink with drainer to the side along with a wall mounted cupboard. The Jack n Jill en-suite shower room is also located off this bedroom.

JACK N JILL EN-SUITE SHOWER

1.78m x 1.68m (5'10" x 5'6")

The shower room is furnished with a WC, wash hand basin and a tiled shower cubicle housing a "Triton" electric shower. Vinyl flooring, extractor fan and tiling above the sink completes this room.



HEATING

The heating is electric storage heating with a gas supply to the hob in the kitchen.

GLAZING

Fully double glazed.

PARKING

Off road parking for up to three cars.

COUNCIL TAX BAND

Band D.

EPC

Band E54

EXTRAS INCLUDED

All fitted carpets, curtains, blinds, washing machine, integrated dishwasher, gas hob, electric oven and extractor hood. Summer house and garden shed are also included.

SERVICES

Mains water, drainage, electricity, telephone and TV points.

VIEWING ARRANGEMENTS

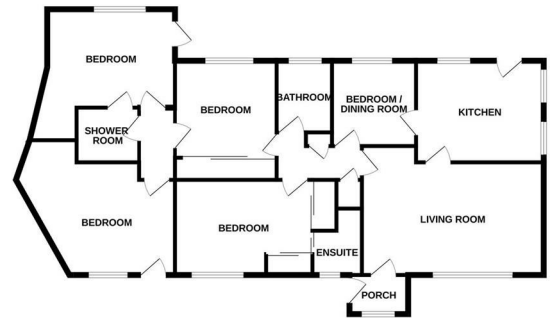
Viewing is through Innes and Mackay Property department (01463) 251200.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other data are approximate and are for guidance purposes only. They do not constitute a contract and are subject to change without notice. The purchaser is advised to verify the accuracy of the information provided. The information is provided for general guidance only and is not intended to be relied upon as a basis for any legal proceedings.

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