



**Harper
Macleod LLP**
Estate Agents & Solicitors



1 Coulhill Wood, Alness, IV17 0PW

Offers over £265,000

Charming 3 bedroom detached bungalow, with detached garage, situated in approximately 0.75 of an acre on an elevated site, in a quiet cul-de-sac, with fabulous panoramic views towards the Cromarty Firth and Black Isle beyond.

The home is well laid out to provide comfortable living accommodation with a spacious lounge with patio doors opening into the conservatory overlooking the well manicured garden and decking area at the front.

The accommodation comprises L-shaped hallway, lounge, conservatory, kitchen/dining room, three bedrooms and shower room. The home benefits from an air source heat pump and solar panels.

Primary school pupils attend Coulhill Primary School or Bridgend Primary School. Secondary school pupils attend Alness Academy.

Alness is an attractive town surrounded by beautiful countryside lying close to the north shore of the Cromarty Firth. The River Averon runs through the town which has a thriving High Street with a good range of shops and services. It has two Leisure Centres, library, bowling club and golf club. It is also a great location for exploring the Highlands with the NC500 route passing Alness.

There are good transport links by road and rail. There is a regular bus service to and from the nearby town of Invergordon and the City of Inverness.

Viewing highly recommended

L-shaped hallway

3'3" x 15'1" x 17'2" x 3'1" (1.00m x 4.61m x 5.24m x 0.96m)

Door to front. Archways to lounge and kitchen. Doors to three bedrooms and shower room. Wall lights. Smoke alarms. Hatch to floored roof space with ramsay ladder. Laminate flooring.

Lounge

14'6" x 14'9" (4.43m x 4.51m)

Patio doors opening into the conservatory at the front of the property, French doors to kitchen/dining room and archway to hallway. Wall mounted electric fire. Wall lights. Laminate flooring.

Conservatory

12'4" x 7'4" (3.76m x 2.24m)

Windows and French doors to front with stunning panoramic views of the Cromarty Firth and the Black Isle beyond. Wall light. Tiled flooring.

Kitchen/dining room

11'1" x 21'6" (3.40m x 6.56m)

Two windows and door to rear. French doors to lounge and archway to hallway. Wall and base units with worktop and tiled splash back. Stainless steel sink with left hand drainer. Plumbed for washing machine and dishwasher. Island unit with cupboards below. Integrated ceramic hob, extractor and electric oven. Spotlights. Heat alarm. Laminate flooring.

Shower room

6'5" x 11'1" (1.96m x 3.39m)

Window to rear. White WC and pedestal wash hand basin. Shower cubicle with mains shower. Mirrored wall cabinet. Towel ring. Wall mounted glass shelves. Tiling to all walls and tiled flooring.

Bedroom 1

9'4" x 8'11" (2.87m x 2.73m)

Window to front with views of the Cromarty Firth and Black Isle beyond. Single fitted wardrobe with hanging rail and shelf. Laminate flooring.

Bedroom 2

10'11" x 10'6" (3.35m x 3.21m)

Window to front with views of the Cromarty Firth and Black Isle beyond. Double fitted wardrobe with hanging rail and shelves. Laminate flooring.

Bedroom 3

10'4" x 10'2" (3.15m x 3.10m)

Window to rear. Double fitted wardrobe with hanging rail and shelves. Laminate flooring.

Outbuildings

Detached single garage

Timber lead-to shed

Timber garden shed

Garden ground

Access to the property is over a shared private road.

The property is set in approximately 1/3 of an acre of mature garden ground which has been well manicured with an array of flowers, shrubs and trees.

There is a patio and decking area to the front of the property with flower beds and a paved path from the front door leading round the side of the property to the rear. A path leads down to the sloped garden ground at the front which has been left in its natural condition.

There is off street parking to the rear of the property for a few cars. The rear garden is mainly laid to lawn with shrubs and trees. A gate at the rear of the garden opens onto the woods where lovely walks are enjoyed.

Extras

All fitted floor coverings are included in the sale price.

Heating and glazing

Central heating - air/electric heat pump

Double glazing

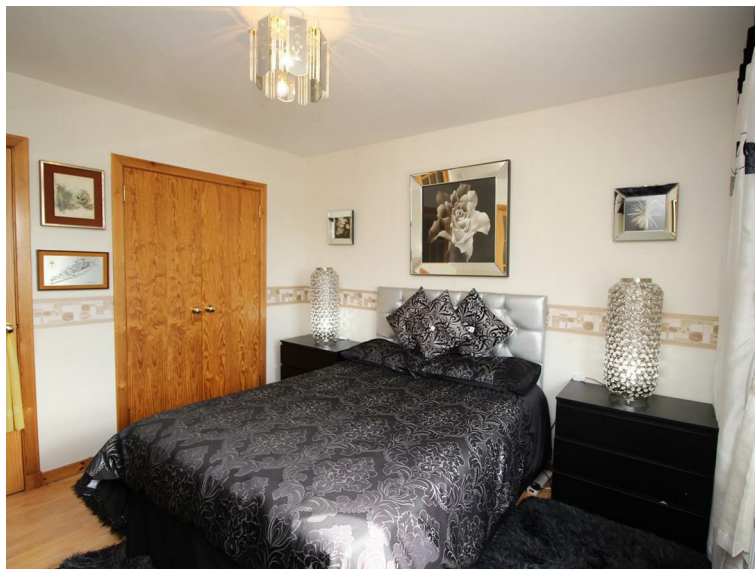
Services

Mains electricity, water and drainage.

EPC Rating B

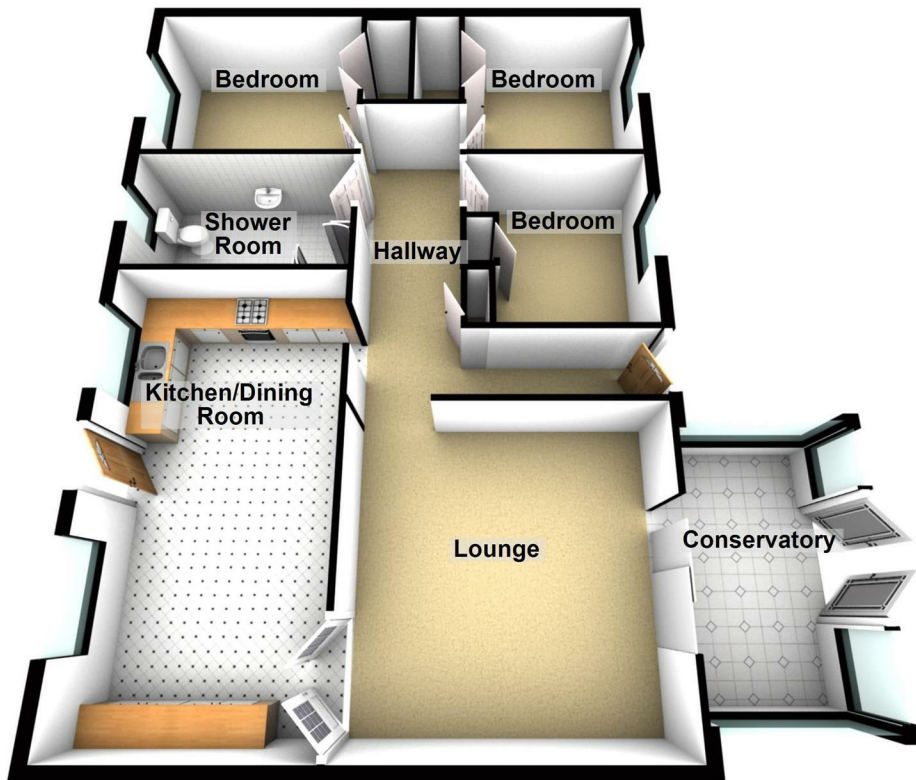
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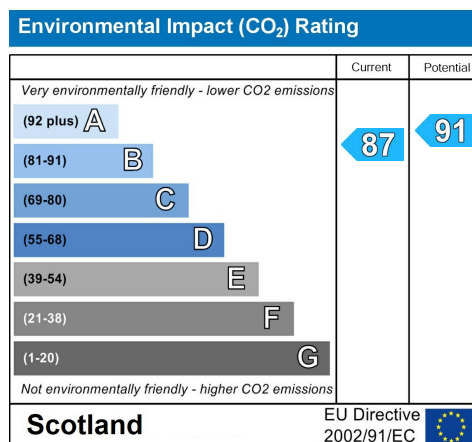
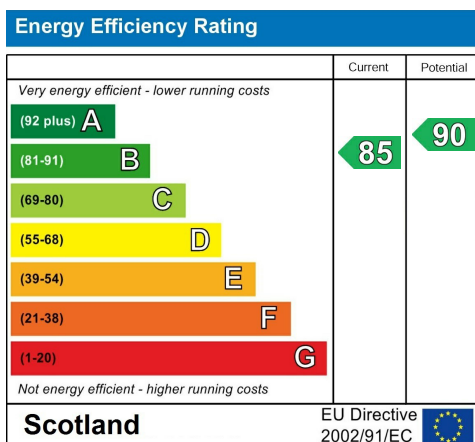
Ground Floor



This floor plan is an approximate guide to the layout of the property only. It is not to scale.
Plan produced using PlanUp.



Energy Efficiency Graph



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