



#### Services

Mains gas, electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. Washing machine, tumble dryer, and dishwasher. Garden shed. **Log cabin is available by separate negotiation.**

#### Heating

Gas central heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

A

#### Viewing

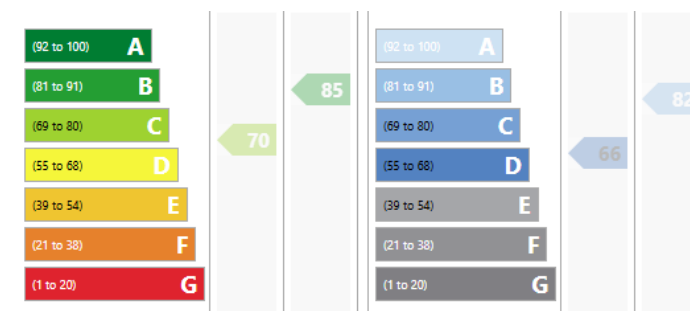
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £150,000  
 A full Home Report is available via Munro & Noble website.



## 135 Firhill

## Alness

## IV17 0RU

*This pleasant three bedroomed, mid-terraced house is located in the popular town of Alness, and benefits from a conservatory, gas central heating and two shower rooms.*

**OFFERS OVER £145,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Mid-Terraced House



3 Bedrooms



1 Reception



Conservatory



2 Shower Rooms



Gas



Garden



Shared Parking







Bedroom One



Bedroom Two





Lounge



Conservatory



Property Description

135 Firhill is a fantastic, three bedroomed, mid-terraced house that occupies a generous plot in the popular town of Alness, and boasts shared parking to the rear elevation. Offering a number of pleasing features including a modern kitchen, a well placed conservatory, double glazed windows, gas central heating, and low maintenance gardens grounds, early viewing of this home comes highly recommended. Spread over two floors, the accommodation within is in immaculate condition, boasts bright and airy rooms and is decorated in attractive tones that will appeal to many. The ground floor comprises a welcoming, front facing lounge which gives access to a covered outdoor seating area, and off which can be found a wet-walled shower room and kitchen/breakfast room. This impressive room forms the heart of the home, and with the clever use of glazing, offers a great deal of light to flood the room on sunny days. It provides space for informal dining, having a useful breakfast bar and is fitted with sleek, Howdens wall and base mounted units with worktops, and a sink with mixer tap and drainer. Integral appliances consist of an eye level oven and grill, an induction hob with extractor fan over and a dishwasher. From here, doors open onto the conservatory which overlooks the rear garden. Upstairs, there is a landing, a second shower room, and three bedrooms, two having built-in wardrobes. The third bedroom easily fits a single bed, and has a fitted staircase giving access to the loft. This area provides further storage or subject to gaining the relevant warrants and permissions, has excellent potential for a variety of uses. The wet room and shower room are both modern with the wet room having a WC, a vanity wash hand basin, and electric shower, and the upstairs shower room has a wet-walled shower closure, a vanity wash hand basin and WC. Storage is provided by the way of two cupboards on the landing, as well as a cupboard in the kitchen/breakfast room. Outside, the front garden is of low maintenance as its laid to paved slabs and gravel. It is enclosed by walling and fencing, and decorated with a shrub border, and a is a perfect setting for outdoor entertaining and enjoying the sunshine. Sited here is a garden shed (with power & lighting) and is included in the sale. The rear garden is enclosed by timber fencing. **It houses a log cabin, which is available by separate negotiation.** Shared parking is located to the rear elevation and allows spaces for residents and visitors. The town of Alness is home to several shops, restaurants, pubs, supermarkets, a doctor's surgery, leisure centre and swimming pool. Primary schooling is within walking distance, and older children can attend Alness Academy. Alness has its own railway station on the Far North Line, and a bus service connects Alness with Inverness, Dingwall, and nearby towns.

Rooms & Dimensions

- Lounge  
Approx 3.23m x 5.39m
  - Ground Floor Wet Room  
Approx 1.60m x 2.05m
  - Kitchen/Breakfast Room  
Approx 5.29m x 4.82m
  - Conservatory  
Approx 5.36m x 2.12m
  - Landing
  - Bedroom Three  
Approx 2.60m x 2.58m
  - Bedroom Two  
Approx 3.46m x 3.26m
  - Bedroom One  
Approx 3.47m x 3.50m\*
  - First Floor Shower Room  
Approx 2.05m x 1.70m
- \*At widest point



First Floor Shower Room



Bedroom Three

