



39 Averon Road, ALNESS, IV17 0SJ

Fixed Price £125,000

REF: 61009





This two-bedroom, semi-detached villa is located in a quiet street in the town of Alness, close to excellent facilities and within easy commuting distance of Inverness and Dingwall. The property benefits from double glazing and a generous rear garden. In need of some modernisation, once completed, this represents an ideal home for a first-time buyer or young family.

Viewing is highly recommended to fully appreciate the potential this property has to offer.

The accommodation consists of: an entrance hallway with stairs leading to the upper floor; a front facing lounge with bay window allowing the room to flood with natural light and wooden fireplace surround, which could be set with an ornamental fire, providing a welcoming focal point; a modern, well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated electric oven, hob, extractor fan, fridge and freezer, free standing washing machine, two large storage cupboards, one housing the hot water tank, ample room for informal dining and door giving access to the rear garden; inner hallway with under stair storage cupboard; cloakroom comprising a wash hand basin and wc; single bedroom/study with views onto the rear garden.

On the upper floor; double bedroom with access to the attic space and bathroom room comprising a bath with mixer tap and shower head over, wash hand basin and wc.

The fully enclosed rear garden is laid to a combination of lawn and gravel and is well established with a good selection of mature plants, shrubs and bushes. A paved patio area provides an ideal venue for alfresco dining or where one can sit and enjoy the sunshine. There is also a garden shed and bench.

The property is located in the centre of Alness which offers an excellent range of facilities which include supermarket, bank, Post Office, hotels, restaurants and thriving High Street with a good range of retail outlets. Primary education is provided at Bridgend Primary School and Secondary Education is provided at Alness Academy.

Inverness, the main business and commercial centre in the Highlands is approximately 22 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and beyond.

Entrance Hall	1.78m x 1.02m (5'9 x 3'3)	Bedroom 2/Study	3.23m x 1.86m (10'6 x 6'0)
Lounge	5.15m x 2.93m (16'11 x 9'6)	Bathroom	2.37m x 1.85m (7'9 x 6'0)
Kitchen	3.35m x 2.59m (11'0 x 8'6)	Cloakroom	1.46m x 0.95m (4'9 x 3'0)
Bedroom 1	4.09m x 2.31m (13'5 x 7'6)		



General

All floor coverings, light fittings, curtains, blinds, integrated appliances and washing machine are included in the asking price.

Services

Mains electricity, water and drainage.

Council Tax

Council Tax Band A

EPC Rating

F

Post Code

IV17 0SJ

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AG/EB/KENZ1190/2

Price

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Directions

From Inverness, take the A9 North following the signs for Alness, eventually turning right onto the B817 into Alness. Continue into the town and as you approach the High Street, turn left just after Harry Gows Bakery. Turn right onto Averon Road and the property is further along on your left-hand side.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

