

With the River Averon running through it, the Town of Alness offers easy access to a range of activities from the views of the Fyrish Monument and the dramatic woodlands and waterfalls that can be found at the Black Rock Gorge to the tours and tastings of the Dalmore Distillery. Both primary and secondary schooling is available in the Town along with supermarkets, doctors surgery, a high street full of cafes, local shops and some convenience stores. Nearby Inverness is easily reached by road or public transport and further exploration is always available on the Nort Coast 500 route.

62 Shillinghill is situated in a quiet residential area of Alness and comes in excellent condition throughout. Well established yet low maintenance gardens to the front and rear provide room to relax, whilst inside a large lounge and a well appointed kitchen diner provide the family and entertaining spaces. 3 bedrooms and well-appointed shower room complete the upstairs making this an ideal family home or could make for an excellent work from home opportunity. To the rear of the garden is a large, solid shed that invites thoughts of a workshop or creative space away from the family home.

Directions: From Inverness, Head North on the A9 towards Wick/Thurso over the Kessock Bridge. Stay on the A9 for approximately 20 miles, past Kessock and Evanton following signs for Invergordon / Wick. Take the signposted exit for Alness/Invergordon (B9176) then take the right turn on to the B817. At the roundabout take the second exit and continue over the small bridge onto Alness High Street. Take the left turn into Ardross Road, then right again into Caplich Road. The Shillinghill estate will be on your right hand side.

If using the What3words app enter:

**///masks.divider.dragonfly**

Services: Mains electricity, gas, water and drainage.

Council Tax— A

A Home Report is available from [www.onesurvey.org](http://www.onesurvey.org)

**To arrange a viewing call Highland Homes on 01349 865125**

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm -11pm. Saturday 8am -11pm & Sunday 8am—11pm

Email: [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk).

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



**62 Shillinghill, Alness, Ross-Shire IV17 0SZ**

**Offers Over £155,000**

- Semi Detached Villa
- 3 Bedrooms
- Entrance Hallway
- Lounge
- Kitchen / Dining Room
- Showerroom
- Quiet Location
- Double Glazing
- Gas Central Heating
- Large Shed/Workshop
- Well established low maintenance gardens
- EPC Rating Band D

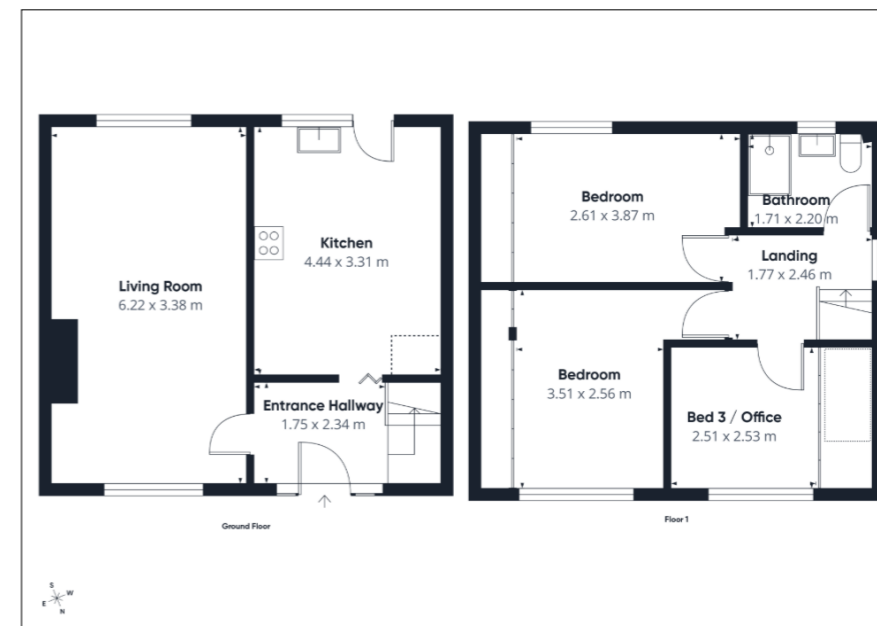


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**Offers Over £155,000**

Set in the well-served Highland town of Alness, with the River Averon nearby, this property offers easy access to local amenities, scenic walks including Fyrish Monument and Black Rock Gorge, and excellent transport links to Inverness and the North Coast 500.

62 Shillinghill is a well-presented home in a quiet residential area, featuring a spacious lounge, modern kitchen diner, three bedrooms, and low-maintenance gardens. A substantial rear shed adds flexible space, ideal for a workshop, studio, or home working.



Approximate Floor Area 84m<sup>2</sup>