

This detached house is centrally located yet in a quiet street just a short walk from the town centre of Alness. The property is spacious and benefits from double glazing and storage heating. There is a large garden to the rear with a garden shed and a drive to the side with room for two cars and there is additional parking in the public car park across the road. The house is a short walk from the amenities on offer in the town. The property is in need of some modernisation and redecoration. The ground floor wet room could be restored to a third bedroom. This is a fantastic opportunity for a first time buyer and it is also equipped for those with disabilities.

Averon Road runs parallel with the High Street and is also a short walk from the retail units. Despite its central location the street is very quiet. Bridgend Primary School is nearby and the secondary school, leisure centre with swimming pool and library are all just a short distance from the property. Other amenities include a variety of national supermarkets, shops, banks, restaurants, hotels and take aways. Inverness is 20 miles distant and Dingwall is 10 miles away. Busses and train services are both available on a regular basis to the north and south, the bus stops and the train station are also a short walk from the property.

**Directions:** Turn off the High Street at the West end into Ardross Street then take the first right onto Averon Road, just past the left bend in the road there is a public car park to the left. The house is opposite the entrance to the car park.

**What3words app:** [///crackled.stunner.dove](https://www.what3words.com/#!/crackled.stunner.dove)

Services: Mains electricity, water and drainage.

Council Tax— D

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross 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@middletonross.co.uk](mailto:property@middletonross.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).

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




**HIGHLAND HOMES**  
by Middleton Ross

# FOR SALE



**65 Averon Road, Alness, Ross-shire, IV17 0SN**

**Offers Over £160,000**

- Detached House
- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Family Room
- Ground Floor Wetroom
- Landing

- Two Bedrooms
- Bathroom
- Electric Storage Heating
- Double Glazing
- Garden to the Rear
- Garden Shed
- Off Road Parking for Two Cars
- Suitable for People with Disabilities
- EPC Rating Band F

01349 865125  
**highlandhomes.co.uk**

REF 21  
HSPC 61845



Smarter property search





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65 Averon Road, Alness, Ross-shire, IV17 0SN

Offers Over £160,000

Spacious detached house in a quiet yet central area close to the shops and local amenities.



Approximate Floor Area 136m<sup>2</sup>