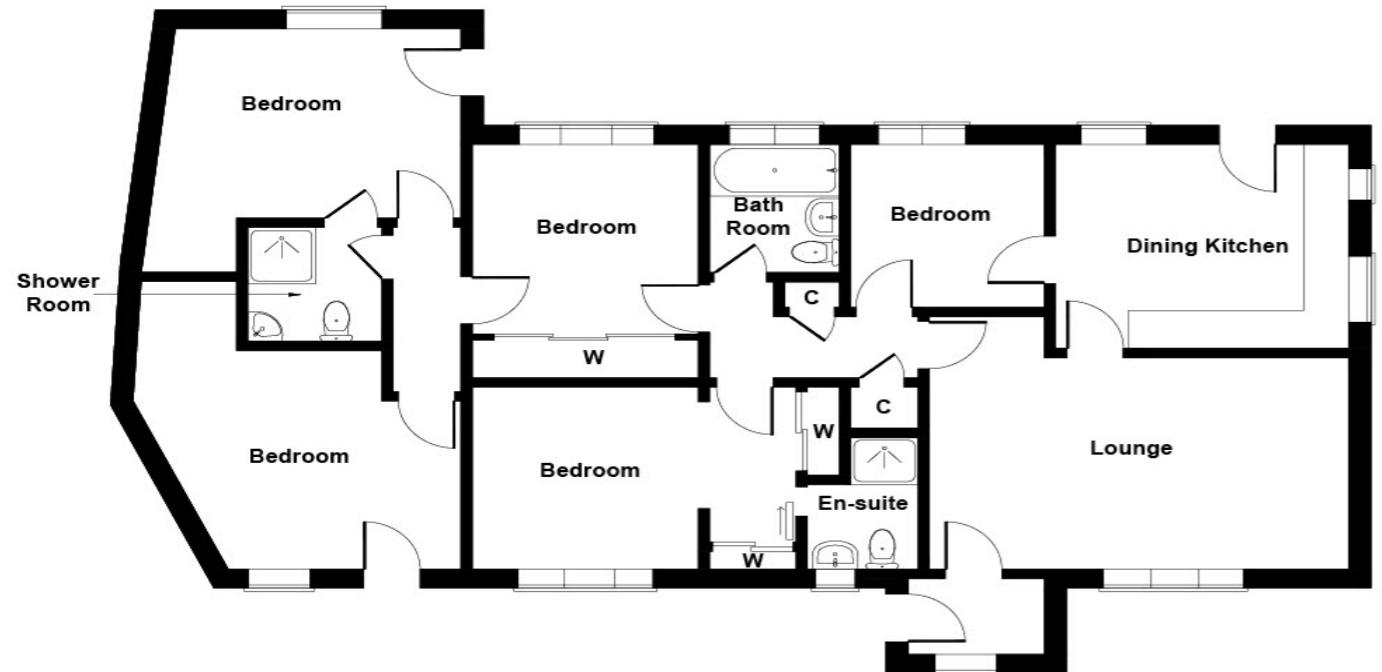


## 3 Robertson Drive, Alness



### FIRST FLOOR

#### Services

Mains water, electricity, gas and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds.  
All integrated appliances, and a free standing washing machine and microwave.

#### Heating

Electric heating.

#### Glazing

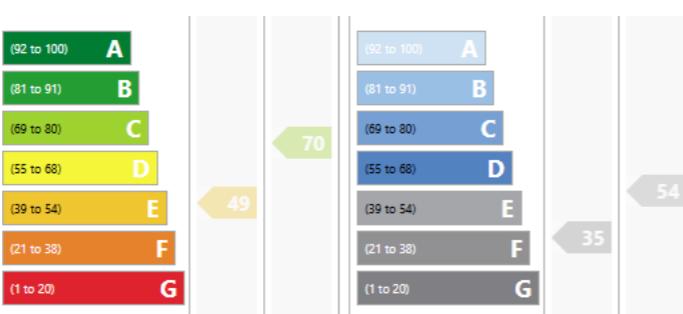
Double glazing throughout.

#### Council Tax Band

D

#### Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01862 892 555.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.'

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## HOME REPORT VALUATION £260,000

### 3 Robertson Drive

Alness

IV17 0UW

A five bedoomed, detached bungalow situated close to the town centre in the bustling Highland town of Alness.

### OFFERS OVER £248,500

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

#### Property Overview



Detached Bungalow



5 Bedrooms



1 Reception



3 Bathrooms



Electric



Garden



Annex



Driveway

**Bathroom**



**Bedroom Three**



**Principal Bedroom**



**Principal Bedroom En-Suite Shower Room**



## Lounge



### Property Description

This classic, five bedoomed detached bungalow is constructed to a high standard and boasts double glazed doors and windows, electric storage heating (mains gas is available although not fully utilised at present). Situated centrally in the town of Alness, this bungalow is in good decorative order throughout and comprises of a lounge/diner, a kitchen/breakfast room, five bedrooms with the principal bedroom having an en-suite shower room, a family bathroom and a shower room. The property has excellent potential to be utilised for a number of uses giving the multi-functional accommodation on offer. From the entrance vestibule, you enter the spacious family lounge/diner with double aspect windows overlooking the front garden. From here you can access the kitchen/breakfast room which has triple aspect windows to the side and rear elevation, wall and base mounted units, laminate worktops, splashback tiling and ceramic floor tiles. Integrated appliances include a dishwasher, an electric oven and mains gas hob with cooker hood over. The bathroom has ceramic wall and floor tiling and comprises a WC, a vanity wash hand basin and a bath. The principal bedroom with en-suite shower room along with two further bedrooms (one of which can be used as a dining room), can be found in the main home with the annex being accessed via bedroom two. This brings you through to two further bedrooms which can be fully utilised for family or for the rental or Airbnb market as each room has its own external door. The annex has a Jack & Jill shower room which gives access to the hallway and two bedrooms.

Externally, you have views to Fyrih Monument from the front doorstep. The large rear garden has been sectioned off giving privacy to annex bedroom two and a larger area for the main house. It is fully enclosed by wooden fencing, and houses a summerhouse sat within a wooden decking area, a garden shed and an outside electricity socket is connected to the rear of the property. To the side elevation there is an off-street gravel parking area with space for three vehicles and a neat, well-kept front garden which is laid to lawn and mature trees. Alness is the largest town in the county of Ross-shire is a coastal town situated on the popular NC500 tourist route on the East Coast of the Scottish Highlands. This flourishing town offers shoppers multiple stores such as Morrisons Supermarket, Co-op, Lidl, Superdrug, Harry Gows and many others including hardware shops, hairdressers and beauticians. Primary and secondary schooling is fully provided. Medical and banking services can be easily accessed in the town. There is a choice of restaurants and bars for evening entertainment. Sporting and recreational activities can be found at the leisure centre, golf course and swimming pool or a good hike up to the Fyrih Monument. Travel links to the north and south are easily accessible from both bus and rail services. With the large oil and gas industry at Nigg, Invergordon and Evanton close by and the Highland capital of Inverness being approximately 20 miles away makes Alness an excellent commuting point. Alness has been several time winners with their entries into Britain in Bloom and Scotland in Bloom.

### Bedroom Three



### Annex Bedroom One



## Kitchen/Breakfast Room



### Rooms & Dimensions

Entrance Vestibule  
Approx 1.84m x 1.18m

Entrance Hall

Lounge/Diner  
Approx 5.55m x 3.41m

Kitchen/Breakfast Room  
Approx 3.89m x 3.10m

Bedroom Three  
Approx 2.60m x 2.60m

Principal Bedroom  
Approx 4.20m x 2.87m

En-Suite Shower Room  
Approx 2.20m x 1.50m

Bathroom  
Approx 2.00m x 1.70m

Bedroom Two  
Approx 2.99m x 2.99m

Annex

Annex Bedroom One  
Approx 4.35m x 3.47m

Hallway

Jack & Jill Shower Room  
Approx 1.80m x 1.51m

Annex Bedroom Two  
Approx 4.10m x 3.00m

