

This semi-detached house is situated in quiet area in Alness. The property is close to Coulhill Primary School and the secondary school, leisure centre, swimming pool and library which are all a short walk from the house. Other local amenities include a variety of shops, supermarkets, banks, Post Office, hotels and restaurants. Inverness is 20 miles distant and Dingwall is 10 miles away. There are bus and train services on a regular basis to both north and south.

Number 12 was built by the local authority in 1931 with a kitchen, porch and sun room extension added approximately 34 years ago. There was new double glazing installed in 2022 and the heating system was fitted in 2016 and has been serviced annually. Interlinked smoke alarms were fitted recently. The back of the property faces the road and to the front there is a very large mature garden which extends to approximately 1/3 acre. Off road parking for 2 cars is provided to the side in the drive and under the canopy. The property would now benefit from some modernisation.

Directions: From the west approaching the High Street before the bridge turn left into Firhill and then first right into Coulhill Road then first right again taking you on to Hill Street. From the east, go through the High Street and cross the bridge then turn right into Firhill then follow the instructions above.

If using the What3words app: [///basics.eats.cleanser](https://www.what3words.com/#!/basics.eats.cleanser)

Services: Mains electricity, water and drainage.

Council Tax Band B

A Home Report is available on request.

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

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@middletonross.co.uk.

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



12 Hill Street, Alness, Ross-shire, IV17 0QL

Fixed Price £135,000

- Semi-Detached House
- Entrance Hall
- Lounge
- Sun Room
- Kitchen/Diner
- Landing
- Two Bedrooms
- Bathroom

- Gas Central Heating
- Double Glazing
- Large Mature Garden to the Front
- Canopy for Car
- Driveway
- Garden Shed
- Convenient Central Location
- EPC Rating C





12 Hill Street, Alness, Ross-shire, IV17 0QL

Fixed Price £135,000

Semi-detached house with large mature garden situated in a quiet but central location in Alness.



Ground Floor



First Floor

Internal floor
 area Approx
 88m²