

This semi detached house was built around in 2000. It is very well presented and in excellent decorative order throughout. The property is spacious and benefits from gas central heating, photovoltaic panels and double glazing. There are low maintenance gardens to the front and there is a large drive to the side with room for two or three cars with an additional two spaces on Averon Road. The house is in a quiet yet very central area of Alness and just a short walk from the amenities on offer in the town. This property is a fantastic opportunity for a first time buyer or for someone looking to downsize, it is also equipped for those with disabilities.

Wright's Lane is just off the High Street and is also a short walk from the retail unit and despite its central location the street is very quiet. Bridgend Primary School is nearby and the secondary school and leisure centre, swimming pool and library are all a short distance from the house. Other local amenities include a variety of shops, national supermarkets, banks, restaurants, hotels and take aways. Inverness is 20 miles distant and Dingwall is 10 miles away. Bus 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 a residents car park you will find Wright's Lane on the right. There is designated parking at the gable end of No. 4.

What3words app: [///shortand.wishes.issuer](https://www.what3words.com/shortand.wishes.issuer)

Services: Mains electricity, gas, drainage and water.

Council Tax Band C

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)

Home Report is available on request.

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](mailto:property@middletonross.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.



2 Wright's Lane, Alness, Ross-shire, IV17 0TF

Offers Over £150,000

- Semi Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Two Bedrooms
- Wet Room

- Ample Storage
- Gas Central Heating
- Photovoltaic Panels
- Double Glazing
- Garden to Front and Side
- Private Off Road Parking
- EPC Rating B

01349 865125

**middletonross.co.uk**

REF 35  
HSPC 61582



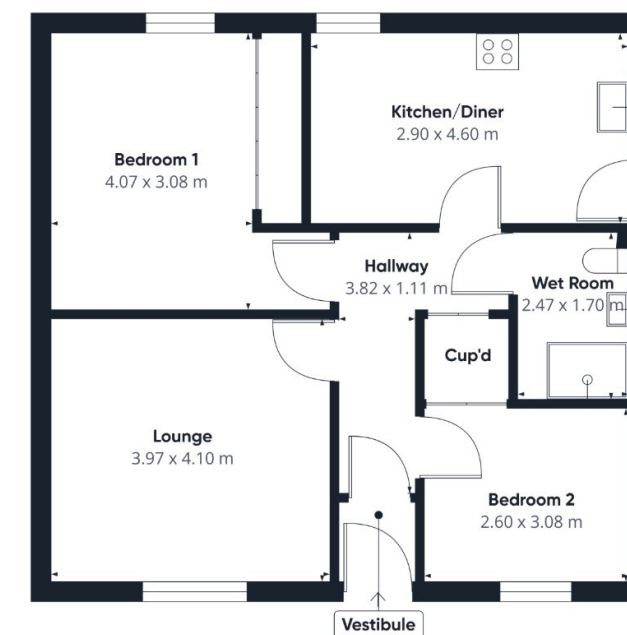




2 Wright's Lane, Alness, Ross-shire, IV17 0TF

Offers Over £150,000

Spacious and well presented semi detached bungalow in a quiet yet central area close to the shops and local amenities.



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