

This detached house is situated near Alness town centre. The property is close to Obsdale Primary School and the secondary school, leisure centre, swimming pool and library 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.

Kieperall was built around 55 years ago and is an attractive house offering well appointed accommodation and enjoys uninterrupted views of the Cromarty Firth and the Black Isle. There are large attractive gardens to the front and back and there is planning in principle for a property to be built to the rear of the property with its own access (Planning ref: 24/00279/PIP). There is off road parking for 2-3 cars to the side of the house along with a single garage. The house would now benefit from modernisation and redecoration. With its central location and close proximity to the shops and schools, this property would provide an ideal family home, or investment opportunity.

Directions: From the south approaching the High Street go over the bridge, pass the Averon Centre on the left and continue on to the High Street carry on along the length of the High Street which then takes you on to Obsdale Road, pass the Obsdale Park/Milnafua junction and Kieperall is the first driveway on the left.

If using the What3words app: [///pink.sam.ples.trickster](#)

Services: Mains gas, electricity, water and drainage.

Council Tax Band D

A Home Report is available at 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 - 1pm & Sunday 8am - 1pm

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 and 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.



FOR SALE



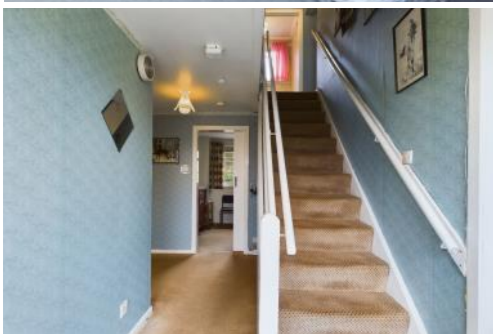
Keiperall, 3 Obsdale, Alness, Ross-shire, IV17 0TJ

Offers Around £195,000

- Detached House
- Entrance Hall
- Lounge/Diner
- Kitchen
- Dining Room
- Three Bedrooms
- Family Bathroom
- W.C.
- Ample Storage

- Gas Central Heating
- Double Glazing
- Attractive Gardens to the Front and Back
- Planning in Principle for a House at the Rear
- Beautiful Views
- Driveway
- Garage with Power and Light
- Convenient Central Location
- EPC Rating C





Keiperall, 3 Obsdale, Alness, Ross-shire, IV17 0TJ

Offers Around £195,000

Detached house with attractive gardens and planning in principle to build at the rear. Situated close to Alness town centre.

