

This mid-terraced former council house is situated in the Kirkside estate, 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 independent shops, supermarkets, banks, hotels and restaurants, Dalmore petting farm. There is also a doctors surgery and dentists. 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.

The house was built approximately 50 years ago and would benefit from some modernisation. The back of the house faces a large residential parking area. There are good sized garden spaces to both the front and the rear of the house. This property would be well suited to a family dwelling and has potential as a letting opportunity. The house has double glazing throughout and has gas fired central heating.

Directions: From Inverness, head North on the A9 for approximately 20 miles. Take the junction for the Struie Road (B865). Take the right hand turn onto the B817 to Alness and continue to the roundabout where you will take the second exit. Continue until the left hand turn into Kirkside. Number 20 will be on your second left and then carry on to the garages where you will see the residential parking area.

What3Words app enter: **///intestine. appealing.curl**

Services: Mains electricity, gas, water & drainage.
Council Tax— A
To arrange a viewing call Middleton Ross on 01349 865125
HSPC out of hours 01463 231173
Monday to Friday 8am - 9am & 5pm - 11pm
Saturday 8am - 11pm & Sunday 8am - 11pm
or 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. The mention of appliances and services does not imply that they are in full and efficient working order.



FOR SALE

MIDDLETON ROSS
Representing Ross-shire
and beyond since 1899



20 Kirkside, Alness, Ross-Shire, IV17 0RP

Offers Over £105,000

- Mid-Terraced House
- Entrance Hall
- Lounge / Diner
- Kitchen
- Wet Room
- Two Bedrooms
- Box Room

- Gas Central Heating
- Double Glazing
- Security System
- Convenient Location
- Ample on Street Parking
- Gardens to Front and Rear
- EPC Rating C





20 Kirkside, Alness, Ross-Shire, IV17 0RP

Offers Over £105,000

Two bedroom, one box room former council house in need of modernisation, situated on the Kirkside Estate, Alness.



Approximate
Floor Area
78 m²