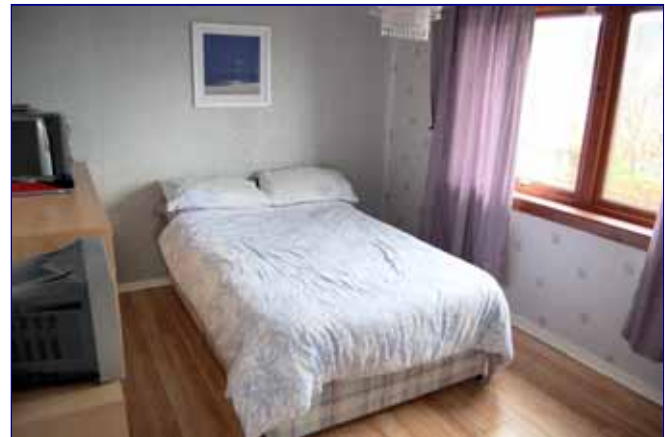




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**182 Kirkside
Alass**



This three bedroomed semi-detached villa, located in the town of Alass, benefits from double glazed windows throughout, gas radiator central heating, gardens to front and rear elevations and off-street parking. *Accommodation:* entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms and family bathroom.

Fixed Price £95,000

HSPC Reference: 41664.

**The Property Shop
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com



PROPERTY

Located in the town of Alness, approximately 24 miles from Inverness, this three bedroomed semi-detached villa benefits from having double glazed windows throughout, gas radiator central heating, gardens to front and rear elevations and off-street parking. The property has accommodation spread over two floors with the ground floor having the entrance hall, the lounge/dining room and a kitchen/breakfast room. The accommodation is completed on the first floor by three bedrooms and a family bathroom. This property would suit anyone looking for a family sized property within Alness.

GARDENS

182 Kirkside benefits from having gardens to both front and rear elevations with the front garden being mainly laid to gravel with an area laid to flower beds. The front garden's boundaries are marked by wooden fencing and the front garden provides ample space for off-street parking. To the rear of the property there is a garden with boundaries once again being marked by wooden fencing and the rear garden is mainly laid to grass with an area laid to patio, on which sits a timber shed which is included in the sale price of the property.

LOCATION

The property is situated close to the centre of Alness, which is one of the major settlements of Easter Ross in the Highlands. Alness is approximately 24 miles north east of Inverness and enjoys easy access to a variety of outdoor pursuits including hill and forest walks, mountain biking, bird watching and sailing. Alness itself offers both primary and secondary schooling and a variety of shops within a well maintained and attractive centre, which in recent years has won national and international awards for their summer flower displays.

GENERAL DESCRIPTION

The main door of the property opens onto the entrance hall which is carpeted, has a radiator and has a double glazed window to front elevation. The entrance hall has a door that gives access to the lounge/dining room, a door through to the kitchen/breakfast room and there is a louvre door that gives access to a storage cupboard. There is a further door that gives access to an under stair storage cupboard and carpeted stairs rise from the entrance hall to give access to the first floor of the property.

LOUNGE/DINING ROOM

Approx 3.33m x 6.25m (10'11" x 20'06")

The lounge/dining room provides ample space for dining, is carpeted, has a radiator and is a double aspect room having a double glazed window to both front and rear elevations.

KITCHEN/BREAKFAST ROOM

Approx 2.59m x 3.47m (08'06" x 11'04")

The kitchen/breakfast room has been fitted with vinyl flooring, has a radiator and has a double glazed window to rear elevation. This room comprises base mounted units with worktops with complementary splashback tiling. There is a stainless steel sink drainer, plumbing for a washing machine and there is an integral electric hob and oven. There is space for a fridge freezer and the kitchen incorporates a breakfast bar which provides ample space for informal dining. There is a louvre door that gives access to a storage cupboard and there is a double glazed door that gives access to the rear garden. The kitchen/breakfast room also has a wall mounted extractor fan.

LANDING

Carpeted stairs rise from the entrance hall to give access to the landing which is carpeted and has doors that give access to all three bedrooms and the family bathroom. There is a double glazed window to side elevation and loft access can be found here.

BEDROOM 1

Approx 2.74m x 3.55m (08'11" x 11'07")

The master bedroom has been fitted with vinyl flooring, has a radiator and has a double glazed window to rear elevation. This room benefits from having a double fitted wardrobe with wooden sliding doors.

BEDROOM 2

Approx 3.43m x 2.68m (11'03" x 08'09")

Bedroom 2 is carpeted, has a radiator and has a double glazed window to front elevation.

BEDROOM 3

Approx 3.34 x 2.27m (10'11" x 07'05")

(please note these measurements are taken at the widest point) Bedroom 3 is carpeted, has a radiator and has a double glazed window to front elevation. This room has a fitted storage trunk and there is loft access.

BATHROOM

Approx 1.96m x 1.73m (06'05" x 05'08")

The bathroom has been fitted with vinyl flooring, has a ladder radiator and has a double glazed window to rear elevation. This room comprises a wc, wash hand basin and a bath with shower over. There is an extractor fan and a wall mounted fan heater. The walls of this room have been partly tiled.

HEATING

Gas fired central heating.

GLAZING

Double glazed windows throughout.

EXTRAS

The property is to be sold with all carpets, fitted floor coverings, some curtains and all blinds.

SERVICES

Mains gas, water, electricity and drainage.

ENTRY

By mutual agreement although early entry is available.

VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533 or contact the owner at 07776 200476.

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV17 0RH.



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DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

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.

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These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.