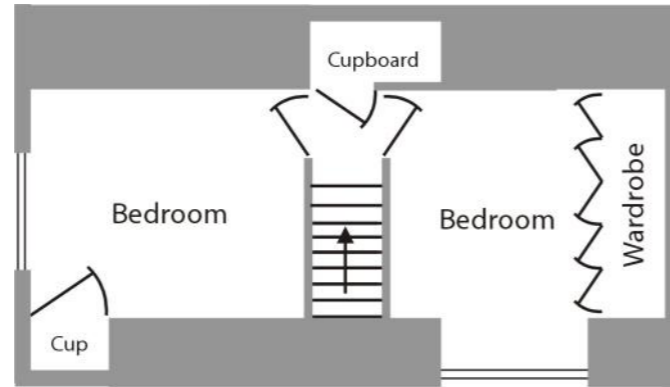


Alness is a popular thriving town which is within easy commuting distance from both Inverness and Dingwall. The town has National supermarkets, a wide range of independent shops, cafes, restaurants and bars. There are many pleasant walks in and around the town. In close proximity to the house there is a large childrens park, Primary schooling is available at the nearby Bridgend Primary School with the older children attending Alness Academy where there is also a leisure centre with swimming pool. The town also has a popular Golf club. There are regular bus services which pass through the town and there is a train station.

170 Shillinghill is an attractive and spacious 1½ storey semi-detached house which is in excellent walk-in condition and is nicely presented throughout. The property has low maintenance gardens to the front and back. From the front of the house there is an open outlook of the square with some glimpses of the Cromarty Firth. There is ample parking in the street. The property which is situated in a quiet and pleasant residential area would provide an ideal family home.

Directions: Turn off Alness High Street into Ardross Street then take the third turn on the right into Caplich Road, turn first right into Shillinghill, then second right and finally left into the Cul-de-sac. The house is in the corner on the right hand side.



First Floor



Ground Floor

Services: Mains electricity, water and drainage. Gas central heating.

Council Tax— A

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 - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk Text 07774 419811

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.

Carpets, curtains, blinds and utility 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. Some furniture is available by separate negotiation.



170 Shillinghill, Alness, Ross-shire, IV17 0TE

Offers Over £125,000

- Semi-Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Inner hall
- Ground Floor Single Bedroom
- Large Storage Cupboard

- Ground Floor Wetroom
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Mature Low Maintenance Garden
- Garden Shed
- EPC Rating E



01349 865125

middletonross.co.uk

REF 17
HSPC 57925





170 Shillinghill, Alness, Ross-shire, IV17 0TE

Offers Over £125,000

Well appointed semi-detached 1½ storey house situated in a quiet cul-de-sac in the popular East Ross town of Alness.

Ground Floor

Entrance Hall	4.53m x 1.00m
Lounge	4.54m x 3.60m
Kitchen/Diner	4.52m x 2.66m
Utility	2.61m x 1.58m
Bedroom	3.62m x 2.50m
Wet Room	2.50m x 1.94m
Inner Hall	1.90m x 1.12m

First Floor

Bedroom	3.67m x 3.01m
Bedroom	3.67m x 2.93m
(Measurements at widest points)	

Outside

Front garden laid with slabs and colourful shrubs and plants.
 Small back garden with slabs and chuck stones.
 Large storage cupboard to the back of the house.
 Garden shed.