

Shillinghill is a quiet residential location just a short distance from the centre of Alness which offers a variety of facilities including national supermarkets, a range of independent small shops, banks, Post Office and an excellent golf course on the outskirts of the town. There is a leisure, sports facility and library in the town and a swimming pool at the Academy complex. Primary and secondary schooling is available in the town along with some excellent nursery and playschool facilities. Alness is renowned for its successful entries in the Britain and Bloom scheme and is a town with great community spirit.

This spacious semi-detached house is around 45 years old and is situated in a pleasant and quiet location. The property would now benefit from some modernisation and redecoration and once completed it would provide an ideal family home or a buy to let opportunity.

The garden is enclosed by a low fence and at the back of the property the garden is partly laid to slabs and there is a large shed, a patio area and a drying green.

There is ample shared parking to the rear and side of the property.

Directions: Turn off Alness High Street into Ardross Street then take the third turn on the right into Caplich Road, continue along this road and the property is at the second junction on your right.

Services: Mains electricity, gas, water and drainage.

Council Tax— A

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

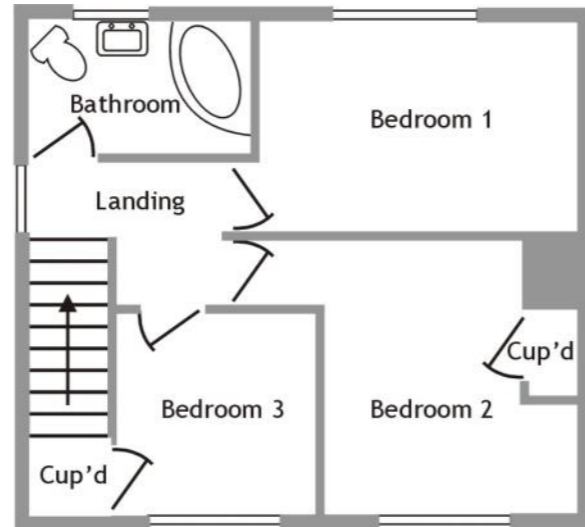
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

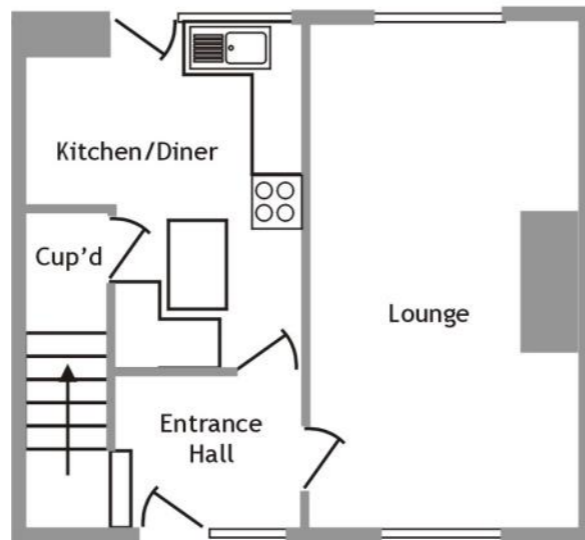
Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

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 and sent to [property@middletonross.co.uk](mailto: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.



First Floor



Ground Floor



# FOR SALE



105 Shillinghill, Alness, Ross-shire, IV17 0TA

Offers Over £110,000

- Semi Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Gardens to Front and Back
- EPC Rating D



01349 865125

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REF 29  
HSPC 59105





105 Shillinghill, Alness, Ross-shire, IV17 0TA

Offers Over £110,000

Spacious semi-detached house situated on the outer periphery of a popular residential area within walking distance of the centre of the town.

**Ground Floor**

Entrance Hall	2.37m x 1.94m
Lounge	6.24m x 3.37m
Kitchen/Diner	4.32m x 3.25m

**First Floor**

Landing	2.47m x 1.81m
Bedroom 1	4.41m x 2.66m
Bedroom 2	3.77m x 3.47m
Bedroom 3	2.58m x 2.56m
Bathroom	2.77m x 1.68m

All measurements shown are at widest points

**Outside**

- Front Garden
- Back Garden
- Large Garden Shed