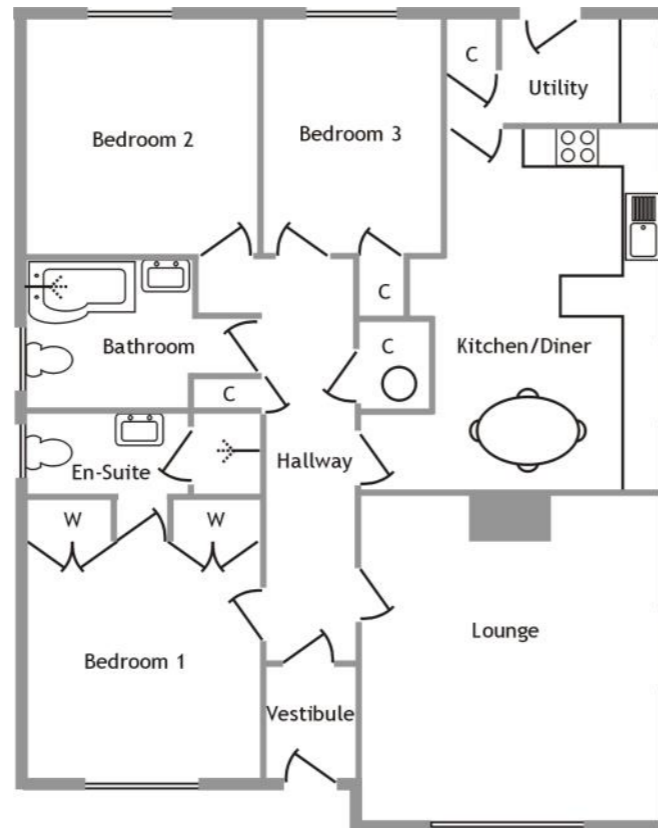


This detached bungalow is situated in a central yet quiet area in Alness town centre. The property is a short distance from Bridgend Primary School, the secondary school, leisure centre, swimming pool and library which are all a short walk from the house. Other local amenities include a variety of shops, 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.

Border View was built around 40 years ago and is an attractive bungalow offering well maintained accommodation which is nicely presented and has ample storage space. There are a garden to the front and a fully enclosed and private paved courtyard to the back where there is a large outbuilding formally an aviary which has power and light. There is off road parking for 2-3 cars to the side of the house along with a single garage. 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 east approaching the High Street go over the bridge, pass the Averon Centre on the left then take the first left after Munro the Butchers into Ardross Road then take the first right into Averon Road. From the west continue along the High Street then turn right after the Commercial Hotel into Ardross Road then first right into Averon Road.

If using the What3words app: [///repaiddskipsongbirds](https://www.what3words.com/#!/repaiddskipsongbirds)



Services: Mains gas, electricity, water and drainage.

Council Tax Band E

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, integrated 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.



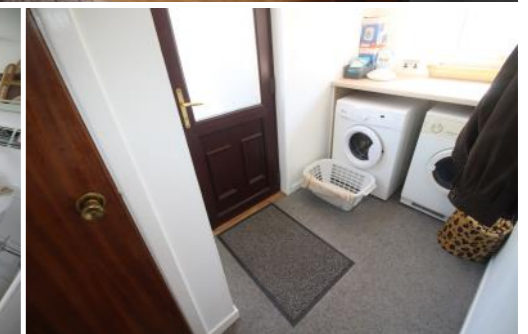
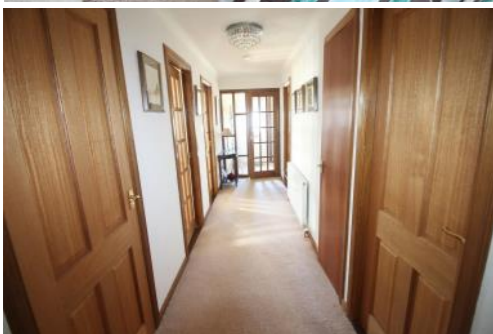
Border View, 35 Averon Road, Alness, Ross-shire, IV17 0SJ

Offers Over £195,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Three Bedrooms (One En-Suite)
- Family Bathroom
- Ample Storage

- Gas Central Heating
- Double Glazing
- Garden to the Front
- Private Enclosed Courtyard to the Back
- Outbuilding/Workshop
- Driveway
- Garage
- Convenient Central Location
- EPC Rating C





Border View, 35 Avern Road, Alness, Ross-shire, IV17 0SJ

Offers Over £195,000

Well appointed detached bungalow situated in a quiet but central location in Alness.

Interior

Vestibule	1.76m x 1.40m
Hallway	6.00m x 1.40m
Lounge	4.86m x 4.50m
Kitchen/Diner	5.46m x 4.50m
Utility Room	3.20m x 1.60m
Bedroom 1	3.54m x 3.50m
En-Suite	3.50m x 1.95m
Bedroom 2	3.50m x 3.54m
Bedroom 3	3.50m x 2.70m
Family Bathroom	3.50m x 2.30m

Exterior

- Front Garden
- Private Enclosed Courtyard to the back
- Large Driveway
- Garage with Power and Light
- Outbuilding with Power and light