

# MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

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## 118 SHILLINGHILL, ALNESS, ROSS-SHIRE IV17 0TB

OFFERS OVER £118,000

Semi-detached property in a popular residential area within easy walking distance of the town centre. Accommodation: Hall, Living/Dining Room, Kitchen, 2 Bedrooms, Box Room and Bathroom. Excellent storage space. The accommodation is nicely proportioned and has been well maintained with the current owner installing a new combi-boiler, painting the external walls & woodwork and upgrading the kitchen. Gas central heating and fully double glazed. Well-stocked gardens to both front and rear. This property would provide an ideal home for first time purchasers, a young family or as an investment.

HSPC Ref: MK04/59179

NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP



Alness offers a variety of facilities including shops, banks, Post Office and an excellent golf course on the outskirts of the town. The Dalmore Farm Shop and Restaurant are popular with both locals and tourists on the NC500 route. Both primary and secondary schooling are available along with excellent nursery and playschool facilities. Alness is noted internationally for its very successful entries in the Britain in Bloom scheme and enjoys beautiful displays of flowers throughout the town over the summer months. Inverness is approximately 20 miles south on the A9 and Dingwall, approximately 10 miles. There are good transport links both North and South by road, rail and bus.

#### **Entrance Hall:**

Welcoming hall entered via a Upvc door with glazed panel and glazed side screen. Spacious hall with under stair cupboard and further coat cupboard. Radiator.

#### **Living/Dining Room: 6.22m x 3.33m**

Bright double aspect room with windows to front and rear. Views to the front to Fyrish Hill. Generously proportioned with space for a dining table and chairs. Radiator.

#### **Kitchen: 3.50m x 2.61m**

Upgraded kitchen with attractive base and wall units with glass splash back and ample work surfaces. Stainless steel 1½ sink/drainer and plumbed for washing machine. Extractor hood. Window to the rear and door with glazed panel opens to garden, Blinds are included. Radiator.

#### **Landing:**

Carpeted staircase with wooden banister leads up from the hall to the first floor landing. Large shelved airing cupboard. Window to the side. Radiator.

#### **Bathroom: 1.88m x 1.64m**

With window to the rear and extractor fan. Wash hand basin and wc in fitted furniture with storage. Bath with shower over. Wet wall panelling. Towel radiator.

#### **Bedroom 1: 4.14m x 3.52m**

Light and spacious room with windows to the front with views of Fyrish Hill. Varnished floorboards. Radiator.

#### **Bedroom 2: 3.67m x 2.66m**

Bright room with window to rear. Double wardrobe with mirrored doors. Radiator.

#### **Boxroom: 1.90m x 1.38m**

Small windows to front. Currently being used as a storage/drying area. This room houses the gas boiler. Hatch to loft space.

#### **Garden:**

Enclosed gardens to front and rear. The front garden has a paved path to the front door. Area of grass with vegetable/ herb plot and flower borders. The rear garden has an area of grass with a further herb plot. Clematis, holly, primrose, honeysuckle and a specimen prunus tree are among the established plants in these well-maintained gardens. Paved patio and path to the rear gate.

#### **Viewing:**

Please telephone Ms Laura Hay on 01349 882911.

#### **EPC Rating: C**



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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.