















23E, Averon Road, Alness,
Highland, IV17

Offers Over: £200,000

Tenure: Freehold

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The Property Ombudsman

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Offers Over: £200,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: C

Discover comfortable, single-level living in this attractive two-bedroom bungalow offering well-proportioned accommodation, wheelchair accessibility and a welcoming enclosed garden, ideally positioned within the popular town of Alness.

Hallway
The property is entered via a welcoming hallway which provides access to the principal accommodation. The layout is conveniently arranged on one level, offering ease of movement throughout and contributing to the property's wheelchair-friendly design.

Lounge
15'2" x 11' (4.62m x 3.35m)
A generously proportioned and inviting reception room, enjoying excellent natural light from a large front-facing window. The room offers ample space for a variety of lounge furnishings and features an attractive gas fireplace with a brick surround, creating a pleasant focal point. The proportions allow for comfortable everyday living as well as entertaining.

Kitchen
9'4" x 10'10" (2.84m x 3.3m)
The kitchen is fitted with an attractive range of contemporary wall and base units in a muted blue-grey finish, complemented by contrasting work surfaces and wood-effect flooring. There is a good selection of storage, together with integrated cooking appliances and a stainless-steel sink positioned beneath the window. The practical layout provides ample preparation space, while the window allows natural light to flood the room.

Bedroom 1
10'6" x 10' (3.2m x 3.05m)
A beautifully presented double bedroom, filled with natural light from a generous rear-facing window. Offering comfortable proportions, built-in double wardrobe and ample space for additional furnishings, this is a welcoming and relaxing retreat.

Bedroom 2
9'3" x 10' (2.82m x 3.05m)
A further comfortable bedroom, currently arranged as a single bedroom but offering flexibility for a variety of uses. The room benefits from fitted wardrobe storage, space for additional bedroom furniture and glazed patio doors providing direct access to the garden. It would lend itself equally well as a guest bedroom, home office or hobby room.

Shower Room
6'4" x 6'10" (1.93m x 2.08m)
The shower room has been thoughtfully arranged with accessibility in mind and is fitted with a curved shower enclosure, WC and wash hand basin set within a vanity unit. The room benefits from practical grab rails and accessible fittings, providing additional reassurance and convenience.

External
The property enjoys established garden grounds to both the front and rear. To the front, a paved pathway and access ramp provide convenient wheelchair access to the entrance, with attractive planting adding colour and interest.

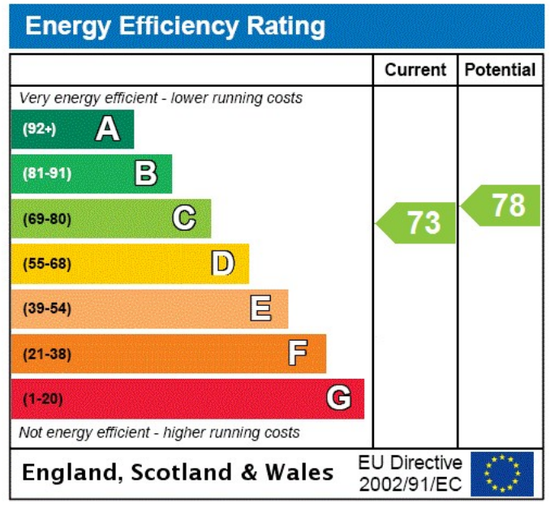
The rear garden offers a combination of lawn, gravelled sections and paved seating areas, providing a pleasant outdoor space with room for garden furniture and planting. Timber fencing and established boundaries provide a degree of privacy, while the raised beds and existing landscaping offer an attractive foundation for those wishing to enjoy some outdoor space without an extensive maintenance commitment.

Location
Situated within the popular Highland town of Alness, This property enjoys a convenient setting, combining a welcoming community atmosphere with an excellent range of local amenities. The town offers a variety of shops, supermarkets, cafes, restaurants and everyday services, alongside leisure facilities, a swimming pool and attractive outdoor spaces.

For those who enjoy the outdoors, the surrounding area boasts beautiful Highland scenery, scenic coastal walks and plenty of opportunities for recreation. Alness also benefits from a railway station and local bus connections, providing convenient links towards Inverness and the north. The nearby towns of Dingwall and Inverness offer further shopping, leisure and professional amenities.

Offering the perfect balance of convenience, connectivity and Highland charm, Alness is an appealing place to call home.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.



For full EPC please contact the branch.

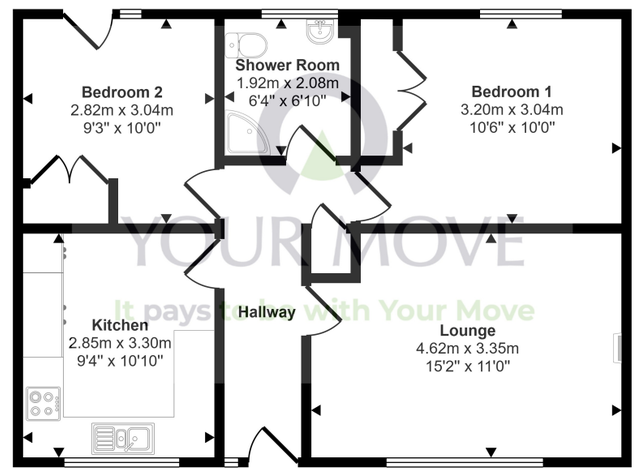
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Approx Gross Internal Area
58 sq m / 623 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.