



41 Obsdale Road, ALNESS, IV17 0TU

Offers Over £245,000

REF: 61190





This deceptively spacious, detached villa is located in a residential area of the village of Alness, close to all the excellent facilities on offer and within easy commuting distance of Inverness City. The property benefits from off-street parking, double glazing, gas fired central heating and a private rear garden. With ample storage and well-proportioned rooms, this property represents an ideal home for a young family given its proximity to local amenities and schools.

Viewing is highly recommended to fully appreciate the potential this property has to offer.

The accommodation consists of: an entrance vestibule; inner hallway with under stair storage cupboard; front facing lounge with glass doors opening to the dining area which in turn has doors opening to the rear garden and is open plan to the kitchen; the kitchen has a good selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated dishwasher, fridge and freezer, electric oven and hob; utility room with base and sink unit along with space for a washing machine and tumble dryer; shower room comprising a WC, wash hand basin and free standing mains shower; double bedroom with fitted mirrored wardrobes; on the upper floor are two generous bedrooms both with fitted storage and bathroom comprising a three piece in white with electric shower over the bath.

The property sits within a good sized garden, mainly laid to grass and populated with a good selection of mature shrubs and bushes. The fully enclosed rear garden also has a paved patio area providing an ideal venue for al fresco dining, garden shed and wood built garage with double doors. A driveway to the front of the property provides ample off-street parking and turning space.

The property is within easy walking distance of an excellent range of facilities, including supermarkets, banks, Post Office, hotels, restaurants and good range of retail outlets. Education is provided at Obsdale Primary School or Alness Academy, both of which are within walking distance.

Inverness City, the main business and commercial centre in the Highlands is within easy commuting distance and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	2.13m x 1.78m (7'0 x 5'9)	Bedroom 1	3.01m x 3.01m (9'11 x 9'11)
Kitchen	3.08m x 2.55m (10'0 x 8'3)	Bedroom 2	4.64m x 3.49m (15'3 x 11'5)
Utility	3.02m x 1.73m (9'11 x 5'8)	Bedroom 3	4.65m x 3.95m (15'3 x 13'0)
Dining	3.16m x 2.55m (10'3 x 8'3)	Bathroom	2.40m x 1.71m (7'9 x 5'6)
Lounge	4.47m x 4.01m (14'8 x 13'2)	Shower Room	2.96m x 2.30m (9'9 x 7'6)



General

All floor coverings, light fittings, blinds, poles and integrated items are included in the asking price.

Services

Mains water, electric, drainage and gas.

Council Tax

Council Tax Band E

EPC Rating

C

Post Code

IV17 0TU

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/JD/MENE0004/1

Price

Offers Over £245,000

Directions

From Inverness take the A9 North, following the signs for Alness, as you enter the town, continue along the High Street and this will eventually lead onto Obsdale Road. The property is across the road from the old Police Station, on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.

