

**6 Station Court  
Alness  
IV17 0AB**

**HOME REPORT VALUATION £95,000**



**This two bedroom ground floor flat located within easy walking distance to the amenities of Alness offers many pleasing features including double-glazed windows and gas radiator central heating. The property will make an ideal purchase for the first-time buyer.**

**FIXED PRICE £88,000**

HSPC Reference: 56321

**The Property Shop, 47 Church Street, Inverness**  
**Telephone: 01463 225 533      Fax: 01463 225 165**  
**Email: [property@munronoble.com](mailto:property@munronoble.com)**

## PROPERTY

Located within walking distance to the town centre amenities this ground floor flat comprises of an entrance hall, a lounge, a kitchen, two bedrooms and a bathroom. The property also features double-glazed windows and gas radiator central heating. The accommodation is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the accommodation of offer.

## DRYING AREA

To the rear of the property is a communal drying area.

## LOCATION

Local amenities in Alness include supermarket shopping, general high street shops, primary and secondary schools, a medical centre, bus and rail routes. Further amenities can be found in Invergordon approx. 4 miles away and the City of Inverness is approximately 20 miles away where a more comprehensive range of amenities can be found including Eastgate Shopping Centre, a Post Office, bus and train stations, cafés, bars, restaurants, High Street shops, Inverness Leisure & Aquadome and Eden Court Theatre & cinemas.

## GENERAL DESCRIPTION

### ENTRANCE HALL

The entrance hall is accessed via the front door and has doors to the lounge, two bedrooms and the bathroom. There is a cupboard housing the water tank and a window to the side elevation.

### LOUNGE

Approx. 5.12 m x 3.48 m

The lounge has a window to the front elevation, two radiators and a door to the kitchen.

### KITCHEN

Approx. 3.00 m x 2.90 m

The kitchen is fitted with both base and wall mounted units, has worktops, a sink with drainer, tiled splash-backs and a radiator.

### BEDROOM ONE

Approx. 3.83 m x 2.95 m

Bedroom one has a window to the front elevation, a radiator and a built-in cupboard.

### BEDROOM TWO

Approx. 2.90 m x 2.50 m

Bedroom two has a window to the rear elevation, a radiator and a built-in cupboard.

### BATHROOM

Approx. 2.14 m x 1.88 m

The bathroom is fitted with a three-piece suite comprising of a WC, a pedestal wash hand basin and a bath with shower over. There is complementary tiling, a window to the rear and a radiator.

### EXTRAS

All fitted carpets and floor coverings.

### SERVICES

Mains electricity, gas, water drainage.

### HEATING

Gas central heating supplemented by solar power water heating.

### GLAZING

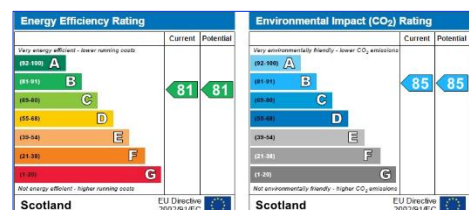
Double glazed windows throughout.

### VIEWING

Strictly by appointment via Munro & Noble Property Shop -Telephone 01463 22 55 33.

### ENTRY

By mutual agreement.



**DETAILS:** Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.