



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



DUNVEGAN, 67A & 67B AVERON ROAD, ALNESS, ROSS-SHIRE, IV17 0SN

Block of Two Flats – Excellent Investment Opportunity

A fantastic opportunity to acquire a substantial stone built property comprising two self-contained flats, offered for sale as one block.

Situated within a short walk of Alness High Street, the property enjoys convenient access to a range of local amenities, shops, schools, transport links and services.

The attractive traditional building benefits from a charming stone façade and offers accommodation across two separate dwellings, making it an ideal purchase for buy-to-let investors, those seeking a multi-generational living arrangement, or buyers looking to add to their property portfolio. To the rear, the property enjoys a shared garden, providing outdoor space for both flats.

Alness provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 25 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick. There is a regular train service from Alness to Inverness daily

Both council tax bands are B.

OFFERS OVER £99,000

GROUND FLOOR FLAT:

- One double bedroom
- Open plan Kitchen/living room
- Bathroom
- Electric heaters

FIRST FLOOR FLAT:

- Entrance hall
- Landing
- Open plan kitchen/ living room
- Shower room
- One double bedroom



Hannah Homes Estate &
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DUNVEGAN, 67A & 67B Averon Road, Alness, Ross-shire, IV17 0SN

First floor flat – 67A Averon Road, Alness -

ENTRANCE HALL with stairs leading to the landing. Loft access hatch. Storage space at the top of the stairs. Door opening to:

OPEN PLAN KITCHEN/LIVING ROOM

21' x 14'7" (6.41m x 4.44m) approx.

Feature ceiling timber beams. Double aspect windows. Electric heater. Head through to the hallway.

SHOWER ROOM

9'3" x 5'10" (2.82m x 1.80m) approx.

Shower cubicle, WC and wash hand basin. Velux window. Heated towel rail.

BEDROOM

14'7" x 11'1" (4.44m x 3.40m) approx.

Double bedroom with double aspect windows. Cupboard housing the water tank. Fitted wardrobe. Electric heater.

Ground floor flat – 67B Averon Road, Alness -

HALL

Wall lights. Carpeted. Coat hooks. Panel heater.

OPEN PLAN KITCHEN/LIVING ROOM

17'5" x 14'4" (5.31m x 4.39m) approx.

Fitted wall and base units. Washing machine, fridge freezer and cooker. Double drain sink unit with a mixer tap. Tiled above the work tops. Cupboard housing boiler. Windows to the front and rear with patio doors opening to the rear. Feature fireplace with electric heater inset. Alcove.

BATHROOM

10'1" x 5'9" (3.08m x 1.77m) approx.

Three piece suite with electric shower over the bath. Wall mirror/light. Partially tiled walls. Heated towel rail. Fan heater. Window to the rear.

BEDROOM

14'4" x 10' (4.38m x 3.07m) approx.

Double bedroom with fitted wardrobe. Fitted shelved cupboard with electric fuse box. Electric heater. Window to the front. Wall lights.

REAR GARDEN

Enclosed garden, shared with both properties.

SERVICES

Mains water, electricity and drainage.

PRICE

Offers over £99,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Each property is a band B.

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal

Scottish form to the sole selling agents:-

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Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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