



Kendal Crescent, Alness, IV17 0UG

**Offers Over £195,000**

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**Hamish**  
PROPERTY PROFESSIONALS





- Bold Colourful Interior Design Scheme
- Large Open Plan Kitchen Diner
- Convenient Downstairs Toilet
- Stylish Bathroom With Shower over Bath
- Private Driveway Leading To Carport
- Triple Glazed Windows Throughout
- Kitchen With Integrated Appliances
- Three Bedrooms On First Floor
- Gas Combi Boiler Heating System
- Ideal Location Close To Amenities

**When you list with Hamish there are no upfront fees.**

**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



Just a short distance from Alness town centre, this spacious and visually striking semi-detached home offers a modern living and plenty of character all in a great location. Set within a residential area of similarly styled homes, 7b Kendal Crescent features bold interior decor choices, making it a standout property in the area.

A welcoming hallway greets you, where white walls contrast with a dark carpeted staircase. To the left the generously sized lounge features grey laminate flooring, two neutral walls and two standout bold yellow feature walls. A large front-facing window brings in plenty of natural light, while white cornicing and skirting boards complete the modern aesthetic.

The kitchen and dining area form a sociable and versatile space, thanks to its vibrant palette of red, green and neutral painted walls. Glazed doors open to the rear garden from the dining section, with space available for a large dining table and chairs. The kitchen itself includes light-coloured cabinets with long handles, black acrylic worktops and splashbacks and a black composite sink beneath the window. Integrated ovens are positioned at eye level and the electric hob with extractor sits on the far wall. There is also plumbing in place for a washing machine and dishwasher.

A downstairs WC, painted in a bright yellow, provides a useful addition for guests and daily use and includes a white toilet and wash hand basin.

Upstairs, the first double bedroom features a dark green feature wall, grey carpet, dormer window and a built-in mirrored wardrobe. The second bedroom is another good-sized double, decorated in neutral tones with cream carpet and mirrored built-in wardrobe. The third bedroom is a little smaller but includes a modern grey accent wall, dark grey carpet and a small built-in storage cupboard.

The family bathroom embraces a striking colour scheme, with large alternating tiles in white and grey creating a clean, modern backdrop. A white pedestal sink and a white toilet with grey seat sit neatly along one side, while the opposite wall features a full-length white bath with a mains-fed shower and a clear screen to the side. The grey flooring ties the space together, reinforcing the room's confident and contemporary styling.

The property is fitted with triple-glazed timber casement windows and timber fascia, soffit and verge boards. Heating and hot water are provided by a mains gas combination boiler located under the stairs, connected to radiators throughout. Smoke detectors are also installed.

Outside, the front garden is finished with stone chippings and enclosed by low block brick walls and timber fencing. A private driveway to the side leads to an attached timber-framed carport, which sits beneath a profile metal sheet roof. The rear garden features paved patio areas ideal for outdoor dining and relaxation, and also includes a large timber shed and a covered aviary, both beneath a matching metal roof. The surrounding boundary walls and fencing ensure privacy and enclosure.

This eye-catching and well maintained property offers an ideal blend of space, comfort and individuality, perfect for families or anyone seeking a home with real personality. Early viewing is strongly recommended, contact Hamish Homes now to arrange your visit to 7b Kendal Crescent.

#### About Alness

Alness lies near the mouth of the River Averon near the Cromarty Firth in Easter Ross. Known for its rich history, scenic beauty and strong community spirit, Alness offers a blend of rural charm and modern conveniences, making it an attractive place to live and visit.

The town's picturesque setting is complemented by its beautifully maintained floral displays, which have earned Alness numerous awards and accolades throughout the years. These stunning gardens and floral arrangements contribute to the town's welcoming and attractive atmosphere.

Scottish Champion at the 2018 Great British High Street Awards, Alness boasts a variety of local shops, cafes, restaurants and a modern leisure centre, ensuring residents have access to all necessary services and recreational activities. The town's excellent primary and secondary schools provide quality education, making it a great location for families.

Outdoor enthusiasts will find plenty to explore in and around Alness. The nearby Fyrish Monument offers panoramic views of the surrounding landscape and is a popular hiking destination. The Cromarty Firth provides opportunities for water-based activities and wildlife watching, particularly for those interested in spotting the area's famous dolphins.

Alness is well-connected, with convenient transport links to Inverness, just 20 miles to the south, and other major towns in the region. This proximity to larger urban centres allows residents to enjoy the benefits of rural living without sacrificing access to broader amenities and employment opportunities.







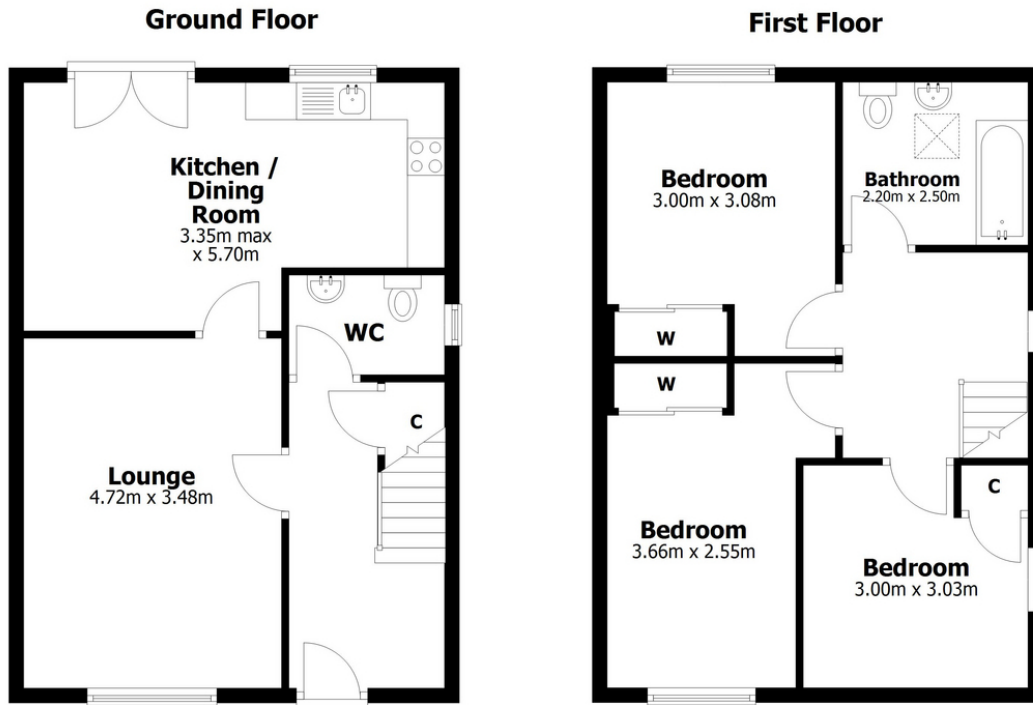
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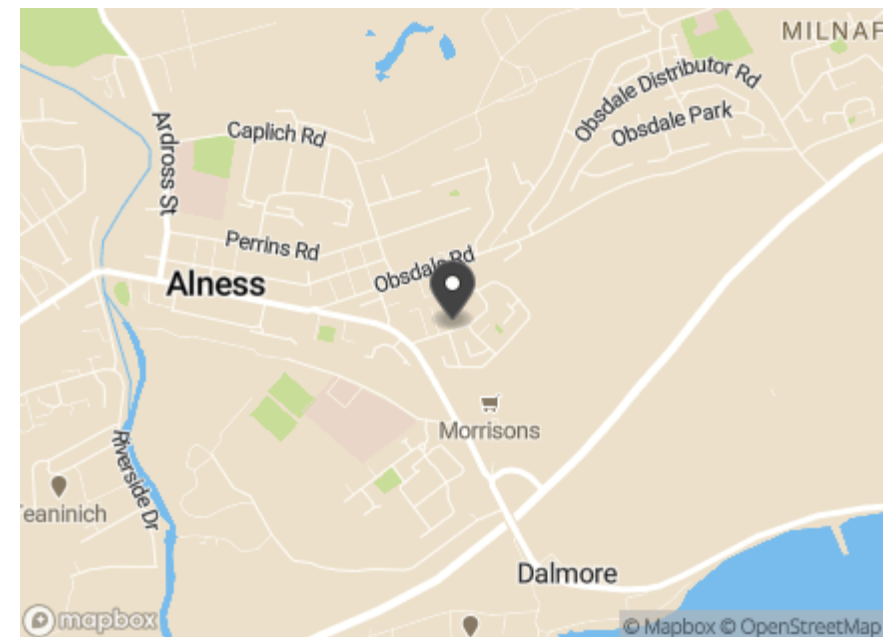




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced using PlanUp.

**7B Kendal Crescent, Alness**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>			(92+) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	82	82
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England, Scotland & Wales			England, Scotland & Wales		



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