



Kendal Crescent, Alness, IV17 0UF

Offers Over £175,000

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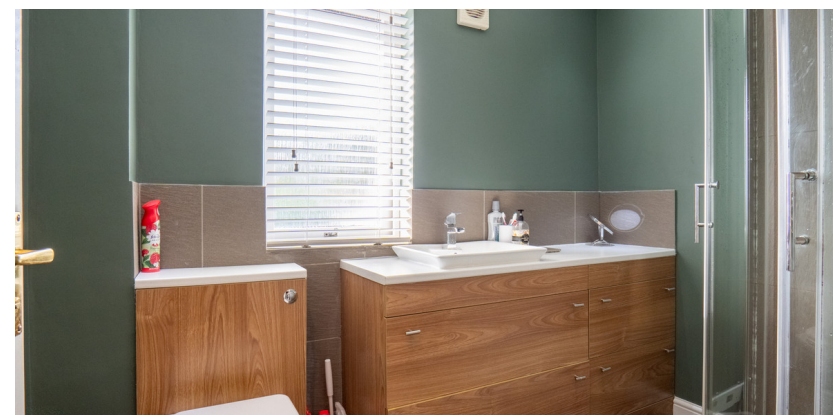


- Large Living Room With Modern Fireplace
- Stylish Kitchen With Glossy White Cabinets
- Three First-Floor Double Bedrooms
- Timber Shed With Pitched Felt Roof Included
- Gas-Fired Boiler Providing Heating & Hot Water
- Dining Room With Double Doors To Garden
- Handy Ground Floor Toilet
- Modern Shower Room With Corner Cubicle
- Double Glazed Timber Windows Throughout
- Sought After Ales location Near Town Centre

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



This end-terrace home is found in a popular residential development of Alness. Built in the 1970s, it offers a practical family layout across two floors, with recently modernised interiors, generous gardens to the side and rear, and easy access to local amenities.

The front entrance opens into a welcoming hallway, providing a central point to the ground floor accommodation. The living room is a highlight, a spacious room where natural light pours in through a wide front-facing window. Wooden laminate flooring runs throughout, pairing neatly with the soft grey painted walls to create a modern finish. At the heart of the room is a contemporary electric fire, fixed to be floating on the chimney breast which adds both style and warmth. There is plenty of space here to arrange sofas, chairs and additional furnishings, creating a flexible and inviting family living room.

At the rear of the house, the dining room offers a dedicated space for family meals and entertaining. Finished with light grey walls and the same attractive wooden flooring, it has plenty of room for a full dining suite. Double UPVC doors open directly to the garden, making outdoor dining in warmer months an effortless extension of this space.

The kitchen continues the modern aesthetic, fitted with glossy white cabinets and contrasting grey laminate worktops. Grey wall tiling lines the preparation areas, ensuring easy cleaning while adding a smart finish. An electric hob is set neatly into the main run of units, while a separate bank of cabinets houses the built-in oven and microwave, set at eye level. A stainless steel sink is positioned within the breakfast bar extension, which also provides a convenient spot for casual dining. There is also space for a large American-style fridge freezer, keeping the room functional and well equipped.

Adjoining the kitchen, the utility room provides further cabinet storage and counter space, with plumbing for appliances such as a washing machine and dishwasher. From here, a rear door also leads to the garden. Off the inner hallway, a ground floor WC is finished with light grey and white tones, fitted with a toilet and sink and warmed by a radiator — a practical addition for day to day life and visitors alike.

Upstairs, the landing leads to three bedrooms and the family shower room. The first bedroom is a comfortable double, with built-in storage wrapping around the bed space with shelving to the side and a built-in cupboard next to hose, maximising use of the room while leaving ample floor area for furnishings. A large window to the front ensures plenty of light.

The second bedroom is another generous double, decorated in light tones with a cream carpet underfoot. Here, mirrored sliding doors conceal a large built-in wardrobe, giving the room both style and functionality.

The third bedroom is also a double, featuring a cream carpet, neutral painted walls with a grey feature wall. It also features its own built-in cupboard for storage. Each of the bedrooms are good sizes, offering flexible use for family, guests or home working.

The shower room completes the first floor level, styled with bold green painted walls for a striking finish. A corner cubicle houses a modern mixer shower, lined with grey tiling for a clean and practical look. Alongside sits a sink set within a wooden storage unit, with a mirror above and toilet beside.

Practical features add to the home's appeal. The roof space is accessed via a hatch on the landing and has been floored and lined, offering useful additional storage. Cavity wall insulation has also been installed to improve efficiency. Windows are double-glazed timber frames, complemented by UPVC double-glazed front and rear doors, while the dining room benefits from double-glazed French doors leading to the garden. Heating and hot water are supplied by a gas-fired Worcester boiler located in the roof space, feeding steel panel radiators throughout the home and managed by a programmer with thermostatic radiator valves, ensuring comfortable living all year round.

Outside, the property sits within a corner-shaped plot, with gardens to the front, side and rear. The front is mainly laid to lawn with a decorative paved pathway that leads to the front door. To the rear and side, the garden opens into a large outdoor space, surfaced in paving and timber decking, with scope to landscape further if desired. A timber shed with a pitched felt roof provides storage for tools or garden equipment.

With its generous living areas, stylish kitchen, three double bedrooms and extensive gardens, 4 Kendal Crescent offers a superb opportunity for families or couples looking for a home in Alness. Contact Hamish Homes today to arrange your viewing and see for yourself all that this property has to offer.

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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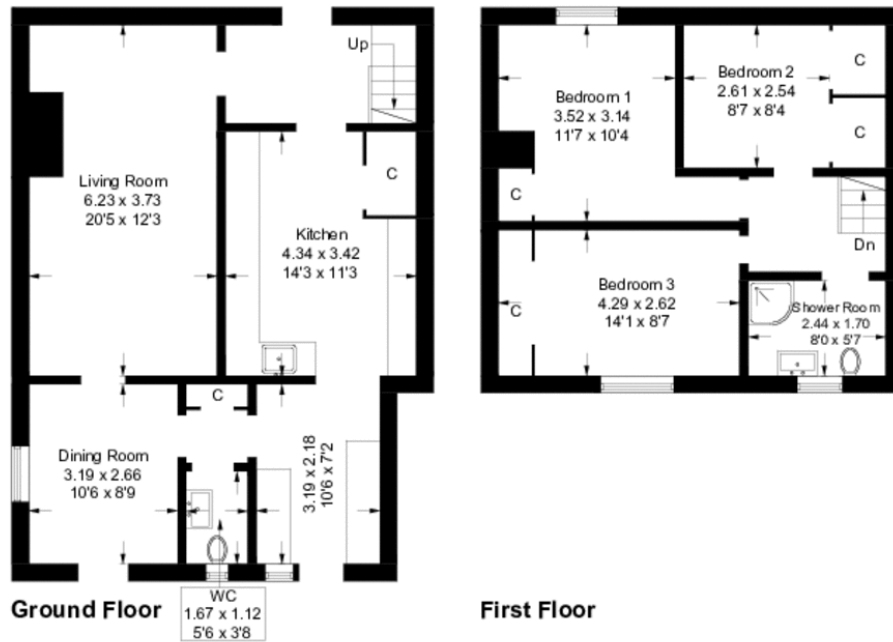


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID 1237521)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	77	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	73	75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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