



Averon Road, Alness, IV17 0SN

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- Four Bedrooms Including Master En Suite
- Large Modern Kitchen With Dining Space
- Glossy White Kitchen With Built-In Appliances
- Utility Room With Additional Cabinet Storage
- UPVC Double Glazed Windows And Doors
- Oil-Fired Central Heating With Radiators
- Private Carport And Driveway Parking
- Timber Summerhouse And Garden Shed
- Peaceful Residential Location In Alness
- Ideal Family Home In Prime Setting

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The entrance vestibule leads directly into the hallway, where cream painted walls and a deep blue carpet create a warm and homely first impression. All main rooms are easily reached from here, giving a natural flow throughout.

To the front, the lounge is a big, bright space with three soft mint green walls with a subtle feature wallpaper on the fourth, giving the room a calm feel. A wide front window brings in plenty of daylight, while an elegant fireplace with an electric fire insert adds a focal point. There's plenty of room to relax and unwind, with space to arrange furniture just how you like it.

The kitchen and dining room is spacious and light with wood laminate flooring and cream painted walls complemented by glossy white cabinets. The cabinets extend across three sides of the room, incorporating a stainless steel sink beneath one of the two windows. There's a built-in double oven integrated into a tall run of units with an electric hob alongside. There's plenty of worktop space for cooking and preparation, as well as room for a family dining table and chairs, making this a bright and sociable setting for daily life.

A separate utility room, fitted with matching white cabinets and a stainless steel sink, provides a practical space for laundry and household storage. A glazed external door opens to the side patio, offering direct outdoor access.

The home includes four bedrooms, the master being a generous double, featuring cream walls, a window with radiator beneath and storage cupboards. A small alcove provides a natural area for a chest of drawers or media unit. Its en-suite shower room is smartly fitted with a shower enclosure, toilet and a sink with storage below, complemented by a mirrored cabinet above and a frosted window to the side for privacy.

The second bedroom is another large double, complete with a wide built-in wardrobe behind double white painted doors, keeping the room both spacious and practical. The third bedroom is also a good size, currently accommodating two single beds comfortably, with a radiator beneath the window and a fitted storage cupboard. The fourth bedroom, slightly smaller, serves perfectly as a single bedroom, or as currently arranged, a home office, and again features a built-in cupboard and neutral decor.

The main shower room is a standout feature, finished in a distinctive design. A combination of dark marble effect wall panelling and decorative tiling creates a striking contrast. A generous shower enclosure sits opposite the wash basin, which is set on a neat vanity unit with storage below, while the toilet sits beneath the frosted window. A chrome towel rail adds the finishing touch to this stylish and practical space.

Heating is provided by an oil-fired combi boiler which feeds radiators throughout, supplying both heat and hot water on demand. The home benefits from UPVC double glazing, timber external doors and UPVC soffits and fascia boards, all contributing to ease of maintenance and energy efficiency.

Outside, the property sits within mature garden grounds that wrap around the home. To the front a private driveway provides generous parking space for vehicles and access to the carport. Along the side, a paved patio offers an ideal area for outdoor seating and summer dining while the rear garden features a small lawn bordered by colourful shrubs and trees. Out here you'll also find a timber summerhouse and shed providing storage and leisure options.

With its spacious rooms, practical single level layout and peaceful setting close to Alness town centre, Moidart is ideal for families, downsizers or anyone seeking a move in ready home with flexibility and character. Viewing is highly recommended to appreciate everything this inviting property has to offer so contact Hamish Homes today.



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 116 m2





This floor plan shows a 4-bedroom house with a kitchen, lounge, utility, shower room, en-suite, and various closets. The rooms and their dimensions are as follows:

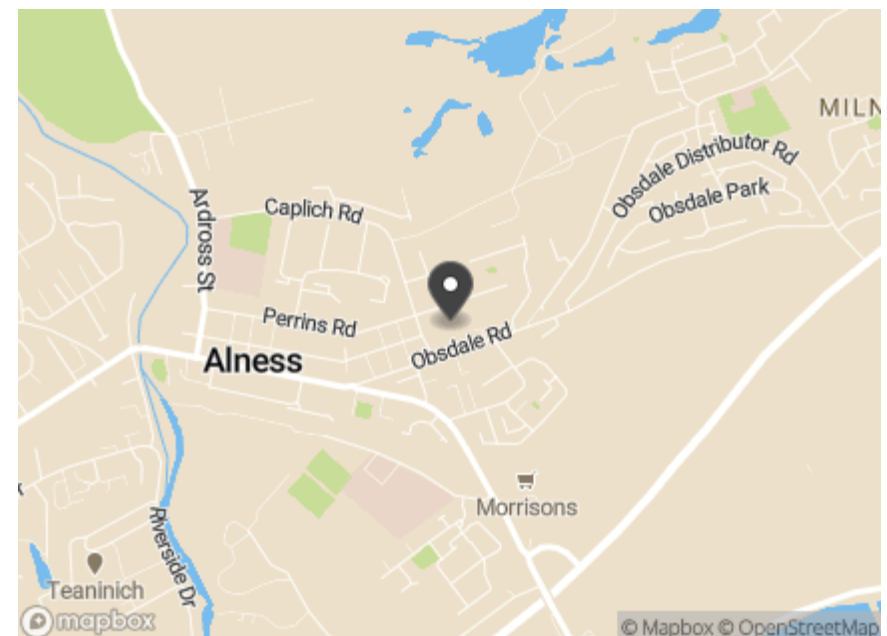
- Bedroom:** 2.63m x 3.59m (Top Left)
- Bedroom:** 2.63m x 2.30m (Top Middle)
- Bedroom:** 3.24m x 4.28m (Bottom Left)
- Bedroom:** 3.24m x 2.77m (Bottom Middle)
- Kitchen:** 3.24m x 5.30m (Top Right)
- Lounge:** 4.42m x 5.40m (Bottom Right)
- Utility:** 3.24m x 1.61m (Top Middle-Right)
- Shower Room:** (Top Middle)
- En-suite:** (Bottom Left)

The plan also includes several closets, marked with 'C', and a bathroom. The layout features a central hallway connecting the rooms, with a large lounge area opening into the kitchen. The bedrooms are distributed around the perimeter, with one en-suite attached to a bedroom. The utility room is located between the kitchen and the top bedrooms. The shower room is situated between the top two bedrooms. The lounge is the largest room, occupying the bottom right corner of the plan.

Moidart, Averaon Road, Alness

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	69	75
(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	64	67
(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		EU Directive 2002/91/EC	



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