



Broom Crescent, Alness, IV17 0AJ

Offers Over £300,000

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- High Quality Modern Interior Design
- Bright Open Plan Kitchen Dining Area
- Downstairs WC For Family Convenience
- Three Further Double Bedrooms
- Garden With Timber Decking & Patio Seating Areas
- Built Just Four Years Ago
- Separate Utility Room With Storage
- Elegant Master Bedroom With En-suite
- Rooftop Solar Panels For Efficiency
- Substantial Garden Room With Power

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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



Located within a peaceful modern development on the edge of Alness, this beautifully presented detached home offers the perfect balance of contemporary style, energy efficiency and family friendly design. Built just four years ago, it carries an impressive energy rating of Band B with rooftop solar panels helping to reduce energy costs further. The town centre, schools and local amenities are all just a short drive away, making this a fantastic opportunity for families seeking a high quality modern home in Ross-shire.

Externally the front of the home looks clean and modern, with crisp white render, stone detailing with a pale green front door adding a welcoming touch. A neat lawn and tarred driveway provide an attractive and practical approach to the property.

Inside the open plan kitchen and dining space forms the hub of this home. It's a bright, stylish area featuring modern cabinets in light neutral tones, complemented by dark worktops and a textured tiled splashback that adds depth and character. The kitchen includes a modern electric oven with hob above and a stainless steel extractor hood over. A breakfast bar divides the room, offering a casual spot for family breakfasts or catching up over coffee, while still maintaining an open layout. Beyond the kitchen, the dining area provides space for a full sized table and chairs, making it ideal for family meals or dinner with friends. French doors open directly onto the rear garden, allowing natural light to pour in.

Just off the kitchen is a utility room. Matching the kitchen's modern cabinets and worktop, it offers additional storage and workspace, along with plumbing for a washing machine and tumble dryer. A stainless steel sink sits beneath open shelving, perfect for keeping essentials close at hand. The gas boiler is neatly housed here too, and a side door provides easy access to the garden, ideal for hanging out laundry or coming in after outdoor activities.

The living room is designed with both comfort and style in mind. Three walls are finished in a light grey shade, with one accent wall in soft green that adds warmth and depth to the room. This wall also features a striking timber clad section framing the television area, introducing a touch of rustic texture that complements the home's modern decor. Three front facing windows allow natural light to pour in, while wooden flooring ties the space together beautifully. The layout comfortably accommodates two large sofas, with modern pendant lighting and minimalist shelving adding the final touches to this relaxed, family-friendly room.

The ground floor also benefits from a convenient WC, an essential feature for family life and visiting guests. Finished in a bright, fresh white, it includes a modern toilet and pedestal wash basin with a mosaic tile splashback adding a touch of style.

A soft grey carpeted staircase leads to the first floor, where the home's four bedrooms and bathroom are found. The main bedroom is a beautifully presented space. A soft grey carpet complements the light green feature wall, creating a subtle yet elegant contrast. A large window fills the room with natural light, and mirrored fitted wardrobes along one wall provide generous storage. There's room for a king size bed and additional furniture. The en-suite shower room continues the same high standard of finish. It features a walk-in shower enclosure with textured neutral toned tiles, a vanity unit with an integrated basin and concealed cistern toilet while a large illuminated mirror is mounted above. A chrome heated towel rail and patterned vinyl flooring complete the look, making this a contemporary and relaxing private retreat.

Bedroom two has a relaxed, homely feel, styled in pale tones with soft grey carpet underfoot. The mirrored fitted wardrobes add a sleek touch and provides excellent storage, while the layout easily accommodates a double bed and side furniture.

Bedroom three has clean lines and crisp decor giving the space a smart, uncluttered look. The mirrored wardrobes add depth and practicality and the proportions lend themselves well to use as a child's room, guest room or even a creative workspace.

Bedroom four carries a calm, restful character, finished in subtle shades that create a warm, inviting feel. The fitted mirrored wardrobes keep storage neatly out of sight with plenty of room for a double bed.

The family bathroom has a simple, modern finish. The vanity unit, in a light wood effect, gives useful storage beneath the sink, while the matching panel around the concealed cistern toilet keeps the look tidy and cohesive. A full size bath with overhead shower and glass screen makes it practical for both quick showers and evening soaks. A frosted window above the sink lets in soft daylight and helps keep the room bright and airy.

Heating is provided by a mains gas boiler housed in the utility room, supplying radiators throughout the home. The same boiler also delivers the hot water. Solar PV panels on the rear roof slope help improve energy efficiency, reflected in the property's strong energy efficiency rating of Band B (88) - well above the Scottish average of Band D (61).

The rear garden has been designed for easy upkeep and year round use. It's fully enclosed by timber fencing and combines decking, paving and decorative stone for a clean, modern look. There's plenty of room for outdoor seating and dining, with distinct areas for relaxing or entertaining. In the garden sits a substantial garden room, timber framed and clad, with a flat felt roof and downlighting along the exterior. Extending to around 33 square metres inside, it's currently used as a home cinema and bar but offers real versatility for hobbies, exercise or working from home. Overall, the outdoor space strikes a great balance between practical living and a sociable setting for family life.

This modern home, with its smart design, low running costs and the superb multi-use garden room, perfectly with family life today. Homes of this standard rarely stay on the market for long so early viewing is highly recommended to fully appreciate all that it offers.

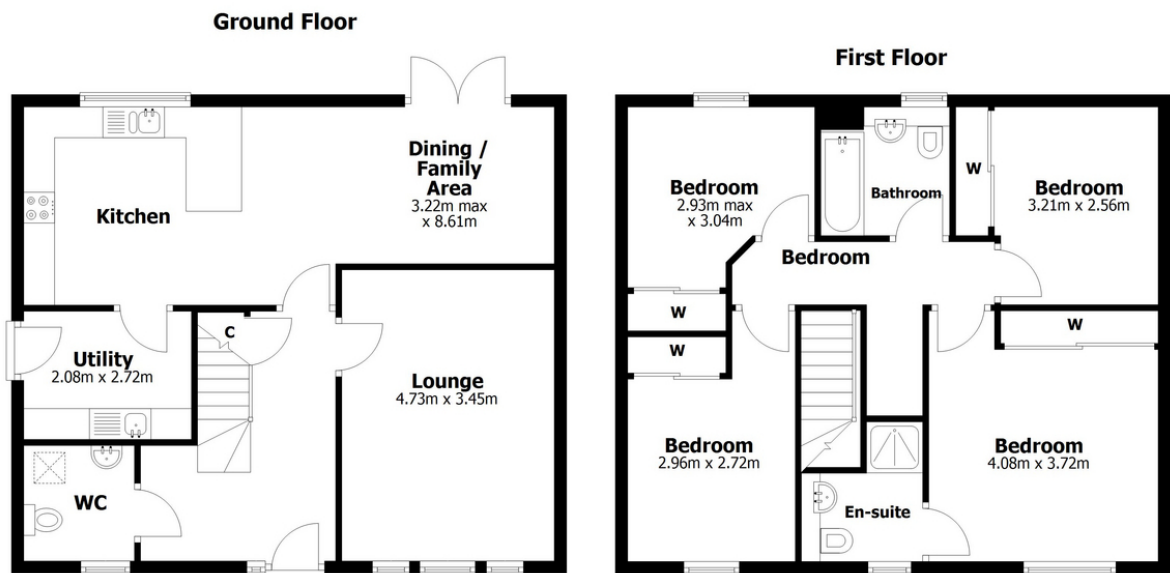


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced using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

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B	88	92	(81-91) B	85	86
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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