



Braeface Park., Alness, IV17 0QS

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PROPERTY PROFESSIONALS



- Modernised Bungalow In Sought-After Location
- Living Room With Modern Multifuel Stove
- Two Double Bedrooms With Built-In Wardrobes
- Double Glazed Windows Keep Home Efficient
- Driveway Parking To The Front Of The Home
- Move-In Ready With Stylish Finishes
- Beautiful Kitchen With Integrated Appliances
- Modern Shower Room With Rainfall Head
- Private Garden With Large Shed & Wood Store
- Ideal For Couples, Downsizers Or Retirees

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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



29 Braeface Park is a semi-detached bungalow in a quiet, established part of Alness. The location offers a quiet environment with similar homes nearby and easy access to local shops, schools and transport connections. Designed for practical, single level living with its own driveway and enclosed garden, it's an appealing option for first time buyers, couples or anyone seeking a manageable home in a convenient town setting.

From the nicely kept front garden, a short flight of steps leads up to the main entrance where a modern composite door opens into a bright entrance vestibule, finished in soft contemporary tones with a radiator to one side and a glazed inner door leading through to the main living area.

The living and dining area forms a welcoming central space within the home. A large window fills the room with natural light, while soft cream carpet sits underfoot. To one side, a striking feature wall includes recessed alcoves with subtle lighting, creating stylish display areas for ornaments or photographs. The focal point of the room is the modern multifuel stove, set against a backdrop of large grey tiles that add texture and contrast. There's plenty of room for sofas and a dining table, making this a versatile space for relaxing or entertaining.

The kitchen has been modernised with a stylish, contemporary design. Light grey effect cabinets are fitted with sleek long thin black handles, paired with light coloured work surfaces and tiled splashbacks for a clean, coordinated finish. A white sink with a contrasting black mixer tap sits beneath a window, keeping the space bright. Integrated appliances include an oven, microwave, induction hob and extractor hood, with space beneath the counter for a washing machine. A glazed back door provides easy access to the rear garden.

Along the inner hall you'll find two bedrooms and a shower room. Bedroom one is tastefully finished in light grey tones. A window allows natural light to fill the space, with a radiator positioned beneath for warmth. Along one wall, a built-in wardrobe with wooden sliding doors provides practical storage to help keep the room uncluttered. There's comfortable space for a double bed and accompanying furniture, making it an inviting main bedroom.

Bedroom two has an interesting layout that gives it a sense of separation between spaces. The entrance area is narrower, with a built-in wardrobe directly ahead providing convenient storage. Beyond this, the main section of the room opens out, comfortably accommodating a double bed and additional furniture. The decor mirrors that of the first bedroom, with light grey walls, a neutral carpet and a window that brings in plenty of natural light, creating a bright and restful atmosphere.

The shower room is stylishly finished with modern fittings. The corner shower enclosure features a glass screen and rainfall style showerhead with a separate handheld attachment. Grey wall tiles create a sleek backdrop, complemented by a white vanity unit with integrated basin and chrome mixer tap. A mirror sits above and an additional wall cabinet adds useful storage. A contemporary toilet completes the room, while the frosted window above brings in natural light.

The rear garden is fully enclosed with most of the space laid to lawn, bordered by timber fencing on each side and a tall block wall to the rear. A large timber shed provides excellent storage for tools and equipment, while a neatly arranged wood store keeps fuel for the multi-fuel stove dry and organised. A paved path and patio area sit alongside the lawn, creating a simple and functional outdoor space that's easy to maintain.

Modernised throughout and thoughtfully styled for easy, single-level living, 29 Braeface Park has bright living spaces, quality finishes and a private garden making it perfectly suited to modern life. With parking at the door and shops and transport links close by, this is a superb opportunity for anyone seeking a bungalow in one of Alness's most convenient neighbourhoods. Early viewing is strongly recommended so contact Hamish Homes today for more information.

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.



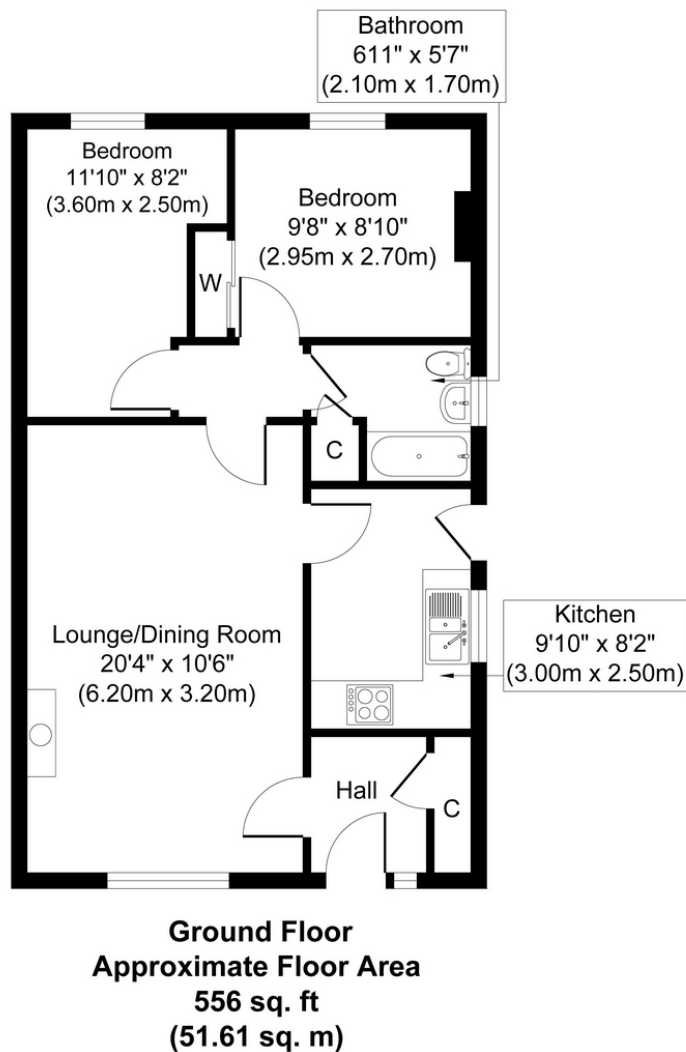


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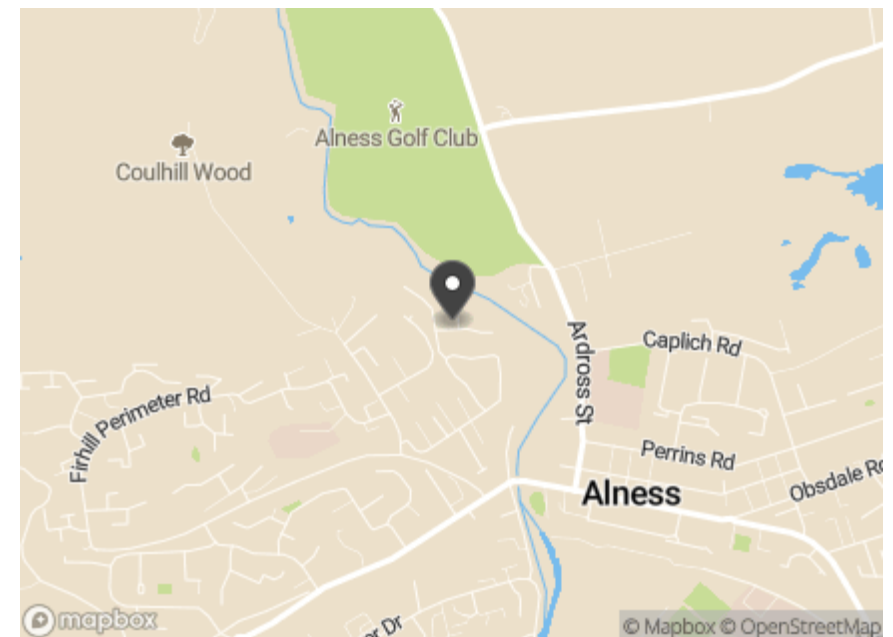
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and as reasonable as is taken for our own estimation, or our statement. The measurements should not be relied upon for valuation, insurance, or other financial purposes. This plan is for

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			(81-91) B		
(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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