



HANNAH HOMES

ESTATE AGENTS



**49 SALVESEN CRESCENT,
ALNESS, IV17 0UL**

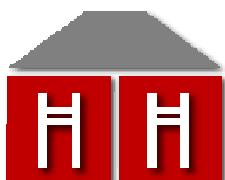
This semi-detached property is located in the sought after area of Salvesen Crescent which is close to most of the amenities that the award winning town of Alness has to offer including Supermarkets, Primary & Secondary Schools, Swimming Pool, Medical Centre, Dentists, etc. Alness is approx. 20 minutes drive North of the Highland Capital of Inverness which has excellent commuting links by air, road and rail to the rest of the U.K.

The accommodation comprises:- Hall, Lounge, Kitchen/Diner, Shower Room and Three Bedrooms.

The property benefits from Double glazing and Gas central heating throughout. Easily maintained front and rear gardens.

OFFERS OVER £98,500

- **Semi-Detached**
- **Hall**
- **Lounge**
- **Kitchen / Diner**
- **Three Bedrooms**
- **Shower Room**
- **Gas central heating**
- **Double glazing**
- **Easily maintained front & rear gardens**
- **Close to shops and services**



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IV17 0SH

Tel/Fax: 01349 884411
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propertyindex
.com

49 SALVESEN CRESCENT, ALNESS

Entry to the property is through the solid wood front door with window which opens to:-

HALL

Radiator. Laminate flooring. Smoke alarm. One single power point. Glazed door to:-

LOUNGE

20'6" x 11' (6.26m x 3.37m) approx.

Windows to the front and rear of the property with vertical blinds. Two radiators. Focal point gas fire. Cupboard adjacent to fireplace. Central heating control panel. TV aerial point. Five double power points. Carpeted. Coved ceiling.

KITCHEN / DINER

14'6" x 10'9" at widest point (4.44m x 3.28m) approx.

Fitted wall and base units. Stainless steel sink unit. Tiled above work tops. Cooker, Fridge/Freezer, Washing machine & Dishwasher included. Walk in under stairs storage cupboard housing electric meter. Extractor fan. Radiator. Vinyl floor covering. Three double and three single power points.

Upstairs accommodation comprises:-

LANDING

Loft access hatch. Smoke alarm. Radiator. Carpeted. Window to the side of the property.

SHOWER ROOM

6'6" x 5'5" (1.99m x 1.66m) approx.

White Wash hand basin, WC and Low level access shower. Partially tiled walls. Extractor fan. Radiator. Vinyl floor covering. Frosted window to the rear of the property.

BEDROOM ONE

14'1" x 8'7" (4.29m x 2.62m) approx.

Double bedroom with built in double wardrobe. Window to the rear of the property with vertical blinds. Radiator. Carpeted. One double and two single power points.

BEDROOM TWO

11'7" x 10'3" (3.54m x 3.15m) approx.

Double bedroom built in airing cupboard housing water tank. Window to the front of the property with vertical blinds. Radiator. Carpeted. Two double power points.

BEDROOM THREE

8'6" x 8'3" (2.59m x 2.53m) approx.

Walk in wardrobe. Radiator. Window to the front of the property with vertical blinds. Carpeted. One double and one single power point.

FRONT GARDEN

Fully enclosed and laid with decorative chips with paved path leading to front door.

REAR GARDEN

Fully enclosed and mainly laid to paving slabs.

SERVICES

All mains electric, gas, drainage and telephone.

PRICE

Offers over £98,500

HOME REPORT AVAILABLE

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band A.

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VIEWING

By arrangement with the selling agents.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES**:-

22 High Street, Alness,
Ross-shire, IV17 0PS.

Tel/Fax:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk



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