



HANNAH HOMES

ESTATE & LETTING AGENTS



**1 DAVIS DRIVE, ALNESS,
ROSS-SHIRE, IV17 0ZD**

Located in a popular residential area of the busy Ross-shire town of Alness, is this spacious detached property with double garage.

The property offers spacious accommodation on two floors and is within a 15 minute walk to the busy award winning High Street and Schools, Shops, Supermarkets, Dentists, Opticians, Leisure Centre, Health Centre, etc. The City of Inverness is approximately a 20 minute drive to the South.

The family accommodation comprises:- Entrance Vestibule, Hallway, Lounge, Kitchen/Diner/Family Room, Utility Room, Bathroom, W.C. and Four Bedrooms (one en-suite). The property benefits from Oil fired central heating and Double glazing throughout. There is off street parking for up to 3 vehicles.

Viewing is highly recommended.

FIXED PRICE £209,000

- **Detached property**
- **Kitchen/Diner/Family Room**
- **Lounge**
- **Utility Room**
- **Four Bedrooms (1 en-suite)**
- **Bathroom**
- **W.C.**
- **Oil central heating**
- **Double glazing**
- **Double garage**
- **Off street parking**



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1 DAVIS DRIVE, ALNESS

ENTRANCE VESTIBULE

Solid wood front door with glass side panels. Radiator. Vinyl floor covering. Coved ceiling.

HALLWAY

L-Shaped hall with under stairs storage cupboard. Access to Kitchen/Diner, Lounge and W.C. Radiator. Smoke alarm. Carpeted. Coved ceiling. One double power point.

LOUNGE

14'11" x 12'3" (4.56m x 3.74m) approx.

Window to the front of the property with vertical blind. Radiator. BT point. TV aerial point. Carpeted. Coved ceiling. Four double power points.

W.C.

White WC and wash hand basin. Radiator. Extractor fan. Vinyl floor covering.

KITCHEN / DINER / FAMILY ROOM

23'4" x 17'5" at widest point (7.13m x 5.31m) approx.

Bright spacious L-Shaped room. Fitted wall and base kitchen units. Tiled above worktops. Integrated dishwasher and built in electric oven and hob. Sunken ceiling spotlights. Stainless steel sink unit with mixer tap. Two radiators. Laminate flooring. French doors opening to rear garden. Seven double power points.

UTILITY ROOM

10'1" x 5'1" (3.08m x 1.56m) approx.

Base units. Tiled above worktop. Central heating control panel. Plumbed for washing machine. Rear door out. Two double power points.

Split staircase leading to:-

LANDING

Spacious landing with radiator, BT point and two double power points.

BATHROOM

10'1" x 7'10" (3.07m x 2.40m) approx.

Four piece white suite including WC, Wash hand basin, Bath and Corner shower cubicle. Window to the front of the property with roller blind. Vinyl floor covering. Radiator. Sunken ceiling spotlights.

BEDROOM ONE

11'6" x 9'9" (3.51m x 2.99m) approx.

Double bedroom with built in double wardrobe with sliding doors. Window to the rear of the property. Radiator. Carpeted. Three double power points, TV aerial point and BT phone point. Door to:-

EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin and WC. Vinyl floor covering. Shaver socket.

BEDROOM TWO

10'10" x 9'11" (3.3m x 3.04m) approx.

Double bedroom with built in double wardrobe with double doors. Velux windows to the rear of the property. Radiator. Carpeted. TV aerial point, BT point and 3 double power points.

BEDROOM THREE

10'7" x 8'10" (3.23m x 2.70m) approx.

Double bedroom with built in wardrobe. Window to the rear of the property. TV aerial point, BT point and 3 double power points. Carpeted.

BEDROOM FOUR

10'9" x 8'9" (3.29m x 2.69m) approx.

Double bedroom with built in wardrobe. Window to the front of the property. Radiator. TV aerial point. Two double power points.

GARAGE

Double garage with 2 up and over doors. Power and light.

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FRONT GARDEN

Open plan garden with paved path leading to the front door, driveway with off street parking for up to 3 cars. External lighting.

REAR GARDEN

Enclosed good sized garden mainly laid to grass. Patio area. Base for shed or greenhouse. Outside tap. External lighting.

PRICE

FIXED PRICE £209,000
HOME REPORT AVAILABLE

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band E.

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.
Telephone:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- www.hannah-homes.co.uk

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.com

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