



# HANNAH HOMES

## ESTATE & LETTING AGENTS



### 34 OBSDALE PARK, ALNESS, IV17 0TP

Located in the popular residential area of Obsdale Park is this Three Bedroom detached bungalow with views over the Black Isle from the front of the property. The busy High Street is a 10-15 minute walk from the bungalow and you are within easy access of all amenities and services Alness has to offer, including Primary Schools, Secondary Schools, Churches, Leisure Centre, Library, Golf Course, etc. The property is approximately 20 minutes drive North from the City of Inverness.

The accommodation comprises:- Hall, Lounge with open fire, Kitchen/Diner, Rear Porch, Bathroom and Three Bedrooms.

The property benefits from Gas Central Heating & Double Glazing. There is a driveway to the side of the bungalow with off street parking for 2-3 vehicles. Viewing is highly recommended.

## OFFERS OVER £159,000

- **Detached bungalow**
- **Lounge**
- **Kitchen / Diner**
- **Rear Porch**
- **Bathroom**
- **Three Bedrooms**
- **Double glazing**
- **Gas Central Heating**
- **Off street parking for 2-3 vehicles**
- **Views from the front over to the Black Isle**



Hannah Homes  
22 High Street  
Alness  
Ross-shire  
IV17 0PS

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## **34 OBSDALE PARK, ALNESS**

Entry to the property is through the UPVC front door which opens to :-

### **HALL**

S-Shaped hallway with access to all rooms in the bungalow. Two storage cupboards, one housing electric meter. Radiator. Smoke alarm. Carpeted. One single power point.

### **BEDROOM TWO**

**11'1" x 8'2" x 3.38m x 2.49m) approx.**

Shelved wardrobe. Radiator. Window to the rear of the property. TV aerial point. Carpeted. Two single power points.

### **BEDROOM THREE**

**11'2" x 8' (3.41m x 2.45m) approx.**

Wardrobe—shelved and railed. Window to the side of the property. Radiator. Vinyl floor covering. Radiator. Two single power points.

### **LOUNGE**

**15'3" x 15' at widest point (4.65m x 4.59m) approx.**

Feature open fireplace with brick surround, wooden mantle and tiled hearth. Window to the front of the property offering views to the Black Isle. Two radiators. TV aerial point. Telephone point. Carpeted. Two double and two single power points.

### **BEDROOM ONE**

**9'10" x 9'8" (3.02m x 2.97m) approx.**

Window to the front of the property with views to the Black Isle. Radiator. Carpeted. Three double power points.

Glass panel door to:-

### **KITCHEN / DINER**

**15'7" x 9'11" (4.77m x 3.02m) approx.**

Numerous fitted wall and base units. Double drain sink unit with mixer tap. Tiled above work tops. Cooker with extractor hood above, Dishwasher, Washing machine, Fridge included. Sunken ceiling spotlights. Vinyl floor covering. Radiator. Six double power points. Glass panel door to:-

### **PORCH**

Worktop with freezer below (included). Window to the front of the property. Combi boiler. One double power point.

### **BATHROOM**

**7'7" x 5'6" (2.33m x 1.69m) approx.**

Three piece white suite with power shower above bath. Radiator. Partially tiled walls. Vinyl floor covering. Window to the side of the property.

### **OUTSIDE**

Fully enclosed. Laid to lawn at the front of the bungalow with raised gravel area. Mature shrub borders. Driveway to the side with off street parking for 2-3 vehicles. Outside tap. Garden shed.

### **SERVICES**

All mains electric, gas, drainage and telephone.

### **PRICE**

Offers OVER £159,000

HOME REPORT AVAILABLE

## **34 OBSDALE PARK, ALNESS**

### **EXTRAS**

All floor coverings, cooker, fridge, freezer, washing machine and dishwasher included.

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band C .

### **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](mailto:mail@hannah-homes.co.uk)  
Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.propertyindex.com](http://www.propertyindex.com) & [www.email4property.co.uk](http://www.email4property.co.uk)

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