



HANNAH HOMES

ESTATE AGENTS



**3 OLD STATION ROAD,
APPITAUDL, KILDARY, ROSS-SHIRE, IV18 0QN**

Spacious detached bungalow set in a semi-rural location only a couple of minutes drive from the main A9 trunk road, and approximately 40 minutes drive North from the City of Inverness which has all the amenities of a small thriving City including air, road and rail links to the rest of the U.K. The bungalow has been completed to a very high standard, with a high standard of insulation.

Towns close by are Invergordon to the South and Tain to the North which are both only a short drive away.

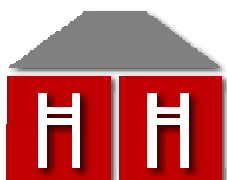
The Bungalow benefits from Oil Fired Central Heating, Double Glazing, Power Showers and 'Megaflow' hot water system. The spacious family accommodation comprises:- Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen/Family Room with patio doors to secluded garden, Utility Room, Bathroom, Three Double Bedrooms (One en-suite). Good sized garden laid to lawn and completely enclosed with timber fencing.

Viewing is highly recommended.

FIXED PRICE £184,950

**ALL FLOOR COVERINGS,
BLINDS/CURTAINS & GARDEN SHED
INCLUDED**

- **Detached Bungalow**
- **Lounge**
- **Kitchen / Family Room**
- **Dining Room**
- **Bathroom with separate shower**
- **Utility Room**
- **Three Bedrooms (1 en-suite)**
- **Fitted wardrobes**
- **Oil fired central heating**
- **Double glazing**
- **Garden**
- **Brick pavior driveway**
- **Off Street parking for several vehicles**
- **Finished to a very high standard**



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

Tel/Fax: 01349 884411
Email: mail@hannah-homes.co.uk

**propertyindex**
.com

3 OLD STATION ROAD, APPITAUD, KILDARY

ACCOMMODATION

Entrance Vestibule	6'3" x 5'4" (1.9m x 1.63m) approx.	
Hall		
Lounge	17'9" x 12'7" (5.40m x 3.83m) approx.	
Dining Room	15'2" at longest point x 9'10" at widest point (4.63m x 3m) approx.	
Kitchen/Family Room	17'9" x 10'7" (5.40m x 3.23m) approx.	
Patio doors to secluded rear garden.		
Fitted kitchen with built in Double Oven, Ceramic Hob and Stainless steel extractor hood. Sink unit with mixer tap. Integrated Dishwasher.		
Utility Room	8'6" x 6'3" (2.60m x 1.90m) approx.	
Bedroom One	11'5" x 11'2" (3.49m x 3.40m) approx.	All bedrooms have fitted wardrobes with mirror doors.
En-suite shower room	8'10" x 3'5" (2.69m x 1.03m) approx.	
With extractor fan.		
Bedroom Two	9'10" x 9'10" (2.99m x 2.99m) approx.	
Bedrooms Three	9'10" x 8'6" (2.99m x 2.58m) approx.	
Bathroom	11'10" x 5'6" (3.60m x 1.68m) approx.	
With shower and extractor fan.		

DIRECTIONS

From Alness, take the A9 road North and continue until signposted Milton/Kildary (B817) where Ken's Garage is situated, and follow this road round to the left where you will pass 'Balnagown Stores'. The development is approx. half a mile on the right hand side.

PRICE

Fixed Price £184,950

ALL FLOOR COVERINGS, BLINDS/CURTAINS AND GARDEN SHED INCLUDED.

SERVICES

Mains electricity and water. Drainage is to the public sewer.

ENTRY

Early entry available.

COUNCIL TAX

This has yet to be assessed.

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:-**

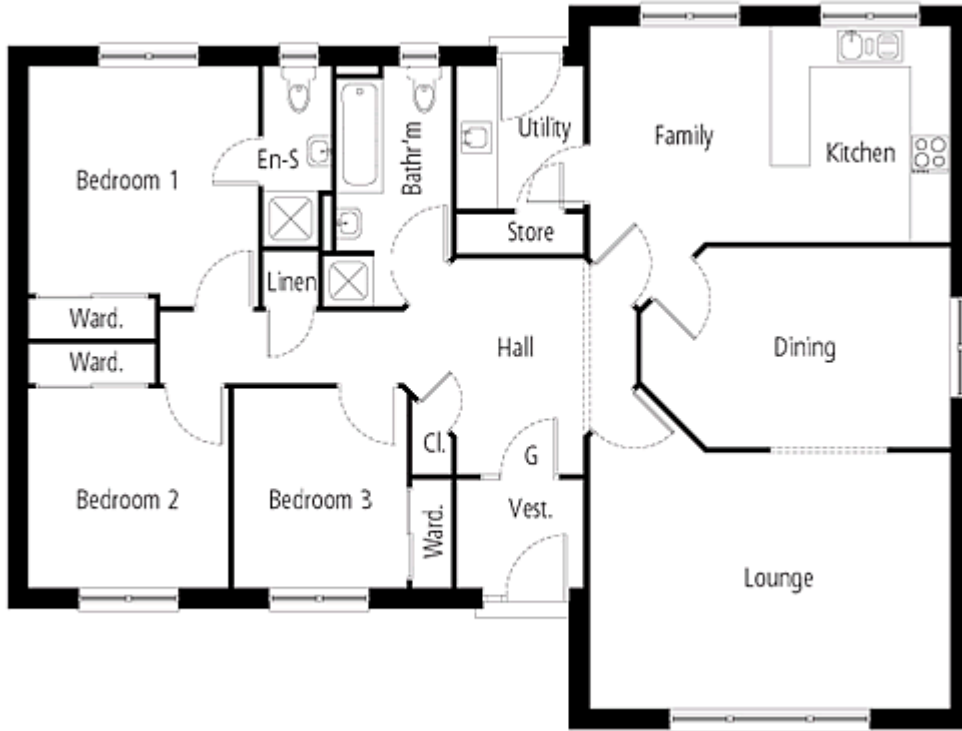
22 High Street, Alness,
Ross-shire, IV17 0PS.
Tel/Fax:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- **www.hannah-homes.co.uk**

Our properties also feature on



HANNAH HOMES give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their, accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

3 OLD STATION ROAD, APPITAU LD, KILDARY



3 OLD STATION ROAD, APPITAUD, KILDARY



3 OLD STATION ROAD, APPITAUD, KILDARY

