



# HANNAH HOMES

## ESTATE AGENTS



**4 WILLOWBANK GREEN,  
ALNESS, IV17 0PP**

Situated in a popular residential area of Town is this light, spacious 4 bedroom detached property, built approximately 14 years ago. The property is approximately 20 minutes drive North from the City of Inverness and is close to Schools and a 10 minute walk to the bustling High Street with it's interesting array of Shops, Library, GP Surgery, Dentist, Opticians, etc.

The property benefits from Double glazing and Gas Central Heating throughout.

The spacious family accommodation comprises:- Entrance Vestibule, Hall, Lounge, Kitchen/Diner, Bathroom, Shower Room and Four Bedrooms.

Gardens to the front, side and rear of the property. There is a driveway providing off street parking for 2-3 vehicles.

## *OFFERS OVER £185,000*

- **Detached house**
- **Lounge**
- **Kitchen / Diner**
- **Four Bedrooms**
- **Bathroom**
- **Shower Room**
- **Gas Central Heating**
- **Double glazed**
- **Front, side & rear gardens**
- **10 minute walk to the High Street**



Hannah Homes  
22 High Street  
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**propertyindex**  
.com

## **4 WILLOWBANK GREEN, ALNESS**

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

### **ENTRANCE VESTIBULE**

Vinyl floor covering. 1 double power point. Glass panel door opening to:-

### **HALL**

L-Shaped hall with access to all ground floor accommodation. Radiator. Carpeted. Smoke alarm. Under stairs storage cupboard containing chest freezer and electric services board.

### **KITCHEN / DINER**

**15'9" x 11'10" (4.81m x 3.62m) approx.**

Numerous fitted wall and base units with built in electric oven and hob. Integrated dishwasher. Extractor hood above hob. Stainless steel double drain sink unit with mixer tap. Radiator. Gas boiler concealed within kitchen unit, which is a 2 zone central heating system, second zone heating bedrooms only. Vinyl floor covering. Double aspect windows. Four double power points.

### **LOUNGE**

**16'2" x 13'8" (4.93m x 4.17m) approx.**

Double aspect windows. Radiator. Carpeted. Coved ceiling. Two BT points. TV aerial point. Five double power points.

### **BEDROOM FOUR**

**12'5" x 10'2" (3.80m x 3.12m) approx.**

Window to the rear of the property. Carpeted. Radiator. Three double power points. This room could also be used as a dining room or second reception room.

### **BATHROOM**

**11'1" x 10'1" (3.40m x 3.09m) approx.**

Three piece white suite with shower over bath. Partially tiles walls. Two built in storage cupboards—one is the airing cupboard housing the water tank and the other plumbed for washing machine and tumble dryer. Radiator. Vinyl floor covering. Extractor fan. Window to the side of the property.

Head up the decorative pine stair case which takes you to the L-shaped Landing.

### **BEDROOM ONE**

**15'4" x 12'5" (4.67m x 3.79m) approx.**

Two deep, double built in wardrobes—shelved and railed. Velux window. Three double power points. Carpeted. Radiator. Coombed ceiling.

### **BEDROOM TWO**

**10'5" x 9'10" (3.19m x 3.02m) approx.**

Velux window. Radiator. Carpeted. Three double power points. Coombed ceiling.

### **BEDROOM THREE**

**10'5" x 9'10" (3.19m x 3.00m) approx.**

Velux window. Radiator. Carpeted. Coombed ceiling. Three double power points.

### **SHOWER ROOM**

**6'3" x 6' (1.91m x 1.85m) approx.**

Walk in shower cubicle with power shower. Access to the eaves. Velux window. Radiator. Partially tiled walls. Laminate flooring. Coombed ceiling.

### **OUTSIDE**

Raised garden to the rear of the property, laid to grass. Enclosed grassed area to the front and side. Driveway for parking 2-3 vehicles.

### **SERVICES**

All mains electric, gas, drainage and telephone.

### **PRICE**

Offers over £185,000

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### EXTRAS

All floor coverings and curtains included. Furniture and Fridge by separate negotiation if required.

### 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.

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)



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