



# HANNAH HOMES

## ESTATE & LETTING AGENTS



### 8 STATION COURT, ALNESS, ROSS-SHIRE, IV17 0AB

Located in this fairly new development, is this two bedroom top floor flat which is within a minutes walk from the award winning High Street of Alness.

Alness has a variety of services and amenities including Primary Schools, Secondary School, Shops, Supermarkets, Dentists, Optician, Leisure Centre, Health Centre, etc. The City of Inverness is approximately a 20 minute drive to the South.

The accommodation comprises:- Hall, living room/diner, kitchen, bathroom and two bedrooms. The property benefits from gas central heating and Double glazing throughout. The water is also heated by the solar panels on the roof of the building. There is also off street parking.

Viewing is highly recommended.

**FIXED PRICE £94,000**

- **Top floor flat**
- **Kitchen**
- **Living Room / Diner**
- **Two bedrooms**
- **Bathroom**
- **Gas central heating**
- **Double glazing**
- **Communal drying area and lawn**
- **Off street parking**
- **Within walking distance to the High Street**



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

Tel/Fax: 01349 884411  
Email: [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

**propertyindex**  
.com

## **8 STATION COURT, ALNESS**

**Entry to the property is through the communal door, head up 3 flights of stairs to the top landing, and flat 8 is on the right.**

### **HALL**

L-Shaped hall. Cupboard housing hot water tank. Small cupboard housing electric meter and fuse box. Intercom. Radiator. Laminate flooring. BT point. One double power point. Window to the side of the property with views to the Fyrish Hills.

### **BATHROOM**

**7'2" x 6'10" (2.19m x 2.09m) approx.**

Three piece white suite with mixer shower over bath. Partially tiled above bath. Laminate flooring. Roller blind. Radiator. Extractor fan.

### **BEDROOM ONE**

**12'9" x 9'5" (3.89m x 2.87m) approx.**

Double bedroom with built in wardrobe—shelved and railed. Radiator. Window to the front of the property. Carpeted. Three double power points.

### **BEDROOM TWO**

**9'6" x 8'3" (2.90m x 2.51m) approx.**

Built in wardrobe—shelved and railed. Radiator. Carpeted. Window to the rear of the property with roller blind, overlooking Academy playing field.

### **LIVING ROOM / DINER**

**16'11" x 11'7" (5'17m x 3.54m) approx.**

Window to the front of the property. Two radiators. TV and BT points. Carpeted. Five double power points.

### **KITCHEN**

**9'10" x 9'7" (3m x 2.92m) approx.**

Fitted wall and base units. Stainless steel sink unit. Central heating control panel and boiler. Radiator. Window to the rear of the property, with roller blind, overlooking the Academy playing fields. Laminate flooring. Glass panel door.

### **OUTSIDE**

Off street parking. Communal drying area and lawn. Shared 'lock-up' for bikes, etc.

### **PRICE**

FIXED PRICE £94,000

HOME REPORT AVAILABLE

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band B.

### **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](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

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

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