



HANNAH HOMES

ESTATE & LETTING AGENTS



**'SPINNINGDALE', 8 DARROCH BRAE,
ALNESS, ROSS-SHIRE, IV17 0SD**

Situated in a popular area of the town is this spacious four bedroom detached property with detached garage.

The property offers accommodation on 2 floors and is situated within a cul-de-sac and is convenient for the Busy High Street and Schools, Shops, Supermarkets, Dentists, Churches, Opticians, Leisure Centre, Health Centre, etc, all approx. a 5 minute drive away.

The ever expanding City of Inverness lies about 21 miles to the South and has good commuting facilities by air, road and rail to the rest of the UK and beyond and also excellent shopping centres, etc.

The accommodation comprises:- Hallway, Lounge/Diner, Kitchen, Bathroom, Shower Room and Four Bedrooms. The property benefits from Gas central heating and Double glazing throughout. There is a detached garage and off street parking.

OFFERS OVER £179,000

- **Detached property**
- **Kitchen**
- **Lounge / Diner**
- **Shower Room**
- **Four Bedrooms**
- **Bathroom**
- **Gas central heating**
- **Double glazing**
- **Detached garage**
- **Popular residential area**
- **Cul-de-sac location**



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propertyindex
.com



'SPINNINGDALE', 8 DARROCH BRAE, ALNESS

HALL

Feature wooden stair case. Access to kitchen, lounge/diner, shower room and 2 bedrooms.

LOUNGE / DINING ROOM

Living room area: 16'2" x 10'8" (4.93m x 3.25m) approx.

L-Shaped room. Flueless gas fire. Two radiators. TV aerial point. Window to the side of the property. Two single and 2 double power points.

DINING AREA

9'10" x 8'5" (2.58m x 3m) approx.

Window to the rear of the property. Sliding door to:-

KITCHEN

10'11" x 8'6" (3.33m x 2.6m) approx.

Fitted wall and base units. Gas hob, electric over and extractor hood. Double drain stainless steel sink unit with mixer tap. Radiator. Window to the rear of the property. Radiator. Rear door out. Plumbed for washing machine. Five double and 2 single power points.

SHOWER ROOM

White WC & wash hand basin. Shower cubicle with electric shower. Window to the rear of the property.

BEDROOM FOUR

9'2" x 8'5" (2.81m x 2.57m) approx.

Built in wardrobe. Radiator. Window to the side of the property. Two double power points.

BEDROOM THREE

9'2" x 8'9" (2.8m x 2.66m) approx.

Radiator. Built in wardrobe. Window to the side of the property. Two single power points.

Split level stair case, with radiator, one double power point & skylight.

LANDING

Storage cupboard with access to the loft. One single power point.

BATHROOM

8'2" x 5'11" (2.49m x 1.82m) approx.

Three piece white suite. Window to the rear of the property. Radiator.

BEDROOM TWO

11'10" x 11'5" (3.61m x 3.5m) approx.

Double bedroom with built in wardrobe. Cupboard housing boiler. Window to the rear of the property with views to the Fyrish Hills. Radiator. Three double power points.

BEDROOM ONE

12'5" x 11'5" (3.8m x 3.49m) approx.

Double bedroom with two built in wardrobes. Radiator. Window to the side of the property. Three double power points.

OUTSIDE

Fully enclosed. Mature shrubs and trees, including some fruit trees. Greenhouse. Mainly laid to grass with vegetable patch. Outside tap. Gravel driveway. Single garage with up and over door.

SERVICES

Mains electric, water, gas and drainage.

PRICE

Offers over £179,000

HOME REPORT AVAILABLE

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band E.

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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

Our properties also feature on www.email4property.co.uk, www.propertyindex.com & facebook

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