



HANNAH HOMES

ESTATE AGENTS

Artists impression



**3 OLD STATION ROAD,
APPITAUD, KILDARY, ROSS-SHIRE**

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 will be completed to a very high standard.

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

The Bungalow will benefit from Oil Fired Central Heating and Double Glazing. The spacious family accommodation will comprise:- Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen/Family Room, Utility Room, Bathroom, Three Double Bedrooms (One en-suite).

The bungalow will sit in its own garden grounds.

FIXED PRICE £184,950

- **Detached Bungalow**
- **Lounge**
- **Kitchen / Family Room**
- **Dining Room**
- **Bathroom**
- **Utility Room**
- **Three Bedrooms (1 en-suite)**
- **Fitted wardrobes**
- **Oil fired central heating**
- **Double glazing**
- **Garden**



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

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



thinkproperty.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.
Fitted kitchen with built in Oven, Hob and Stainless steel extractor hood. Sink unit with mixer tap. Integrated Dish-washer.	
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.
En-suite shower room	8'10" x 3'5" (2.69m x 1.03m) approx.
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.

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

SERVICES

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

ENTRY

Any suggested entry date will be considered.

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.