



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**'HAZELBANK', 6 WILLOWBANK ROAD,
ALNESS, ROSS-SHIRE, IV17 0QU**

Located in the popular area of Willowbank Road is this detached property which has solar panels and two electric vehicle charging points. The busy High Street is within walking distance and most other amenities including Primary and Secondary Schools, Health Centre, Supermarkets, Library, Swimming Pool, Golf Course, Churches, florist plus much more. Alness is located on the North Coast 500 route. The Capital of the Highlands, Inverness, is approximately 21 miles South and there is a good bus service.

The accommodation comprises of entrance vestibule, WC, kitchen/diner, lounge with open fire, family/sitting room, and one double bedroom—all on the ground floor with a further two double bedrooms and bathroom upstairs. There is a single storey extension to the side.

Enclosed gardens to the front, side and rear of the property. Off street parking for several vehicles.

EPC—Band C (79) Council tax band E.

Offers over £210,000

- **Detached property**
- **Lounge with open fire**
- **Kitchen/diner**
- **Family/sitting room**
- **Three double bedrooms**
- **Bathroom**
- **Single storey extension to the side**
- **Gas central heating**
- **Off street parking for several vehicles**
- **Enclosed gardens**
- **Two electric car charging points**



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email:
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ENTRANCE VESTIBULE

Loft access hatch. Vinyl flooring.

WC

White WC and wash hand basin. Gas boiler. Radiator. Window to the side of the property. Vinyl floor covering.

KITCHEN/DINER

14'3" x 9'11" (4.34m x 3.02m) approx.

Numerous fitted wall and base units with built in electric oven and 4 ring gas hob. Stainless steel extractor hood above. Radiator. Windows to the rear of the property. Radiator. Tiled above the work tops.

HALLWAY

Under stairs storage cupboard. Carpeted. Two radiators.

LOUNGE

14'8" x 11'5" (4.48m x 3.49m) approx.

Open fire place with stone hearth and brick surround. One panelled wall. Window to the side of the property. Carpeted. Radiator.

BEDROOM THREE

16' x 11'6" (4.90m x 3.52m) approx.

Double bedroom with patio doors opening to the patio area. Window to the rear of the property. Carpeted. Radiator. Shelved recess.

FAMILY/SITTING ROOM

19'10" x 11'7" (6.06m x 3.55m) approx.

Bright South facing room. Door to patio area. Wall lights. Radiator. Carpeted.

LANDING

Window to the front of the property. Carpeted. Electric meter and fuse box.

BEDROOM ONE

14'11" x 11'4" (4.54m x 3.45m) approx.

Double bedroom with window to the front of the property. Shelved recess. Radiator. Carpeted.

BEDROOM TWO

15' x 11'4" (4.58m x 3.47m) approx.

Double bedroom with window to the front of the property. Shelved recess. Radiator. Carpeted.

BATHROOM

7'8" x 7'6" (2.35m x 2.28m) approx.

Three piece white suite with mixer shower over the bath. Partial wet wall. Tiled floor. Velux window.

SINGLE STOREY EXTENSION / ORIGINALLY THE GARAGE

Power and light. Radiators. Patio doors.

OUTSIDE

Enclosed garden grounds with parking for several vehicles. Drying green. Surrounded by mature trees, hedges and shrubs offering privacy. Two electric vehicle charging points. Two sheds and log/coal storage space.

PRICE

Offers over £210,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band E

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD:-**

16a High Street, Alness,
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Telephone:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- www.hannah-homes.co.uk

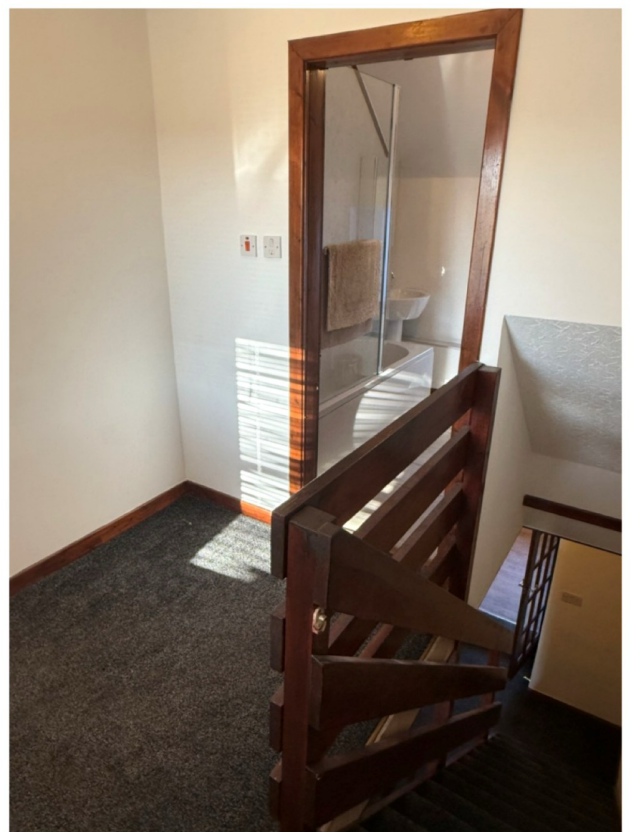
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.onthemarket.com & facebook.

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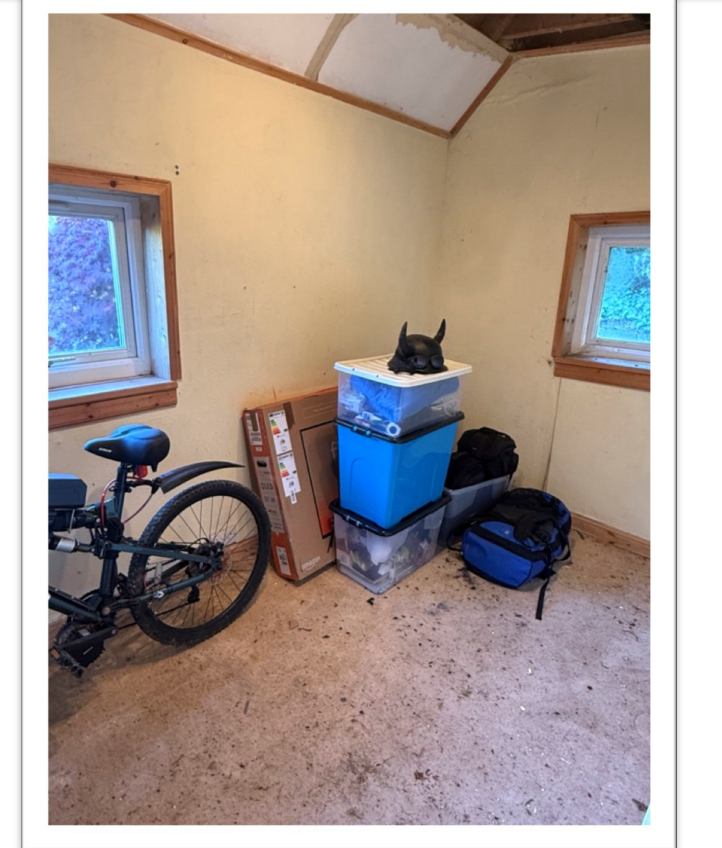
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