



# 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:  
mail@hannah-homes.co.uk



## **'HAZELBANK', 6 WILLOWBANK ROAD, ALNESS**

### **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,

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)

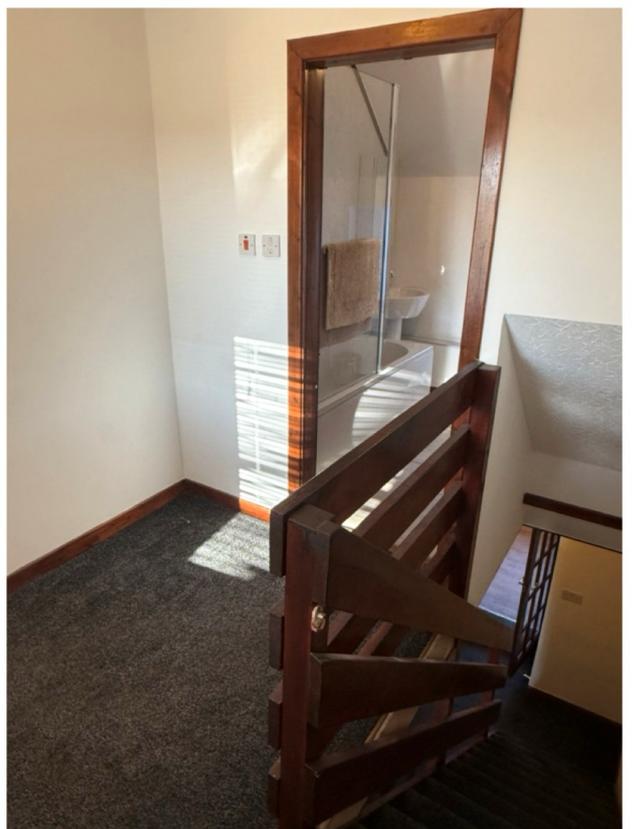
Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com), [www.onthemarket.com](http://www.onthemarket.com) & facebook.

**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.

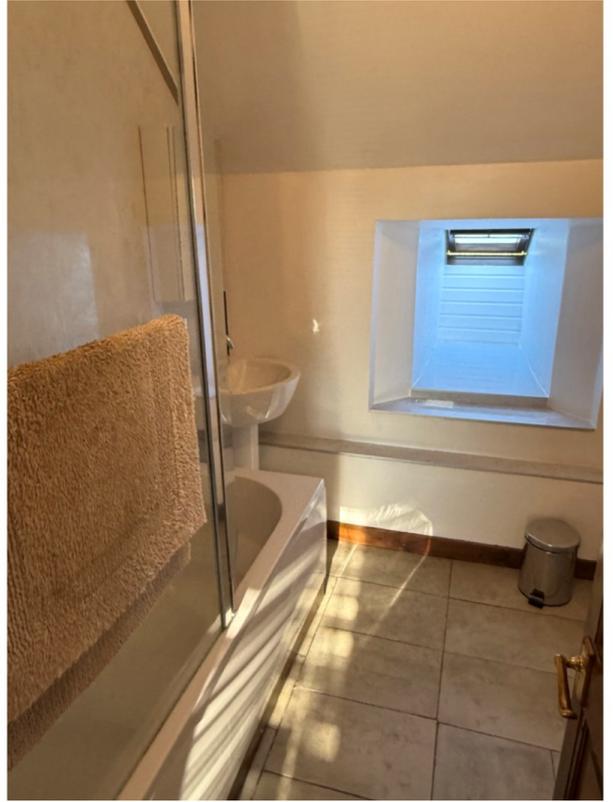
**'HAZELBANK' 6 WILLOWBANK ROAD, ALNESS**



**'HAZELBANK', 6 WILLOWBANK ROAD, ALNESS**



**'HAZELBANK', 6 WILLOWBANK ROAD, ALNESS**



**'HAZELBANK', 6 WILLOWBANK ROAD, ALNESS**



**'HAZELBANK', 6 WILLOWBANK ROAD, ALNESS**

