



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**'AN LAIMHRIG', 82 OBSDALE PARK,  
ALNESS, ROSS-SHIRE, IV17 0TR**

This substantial, detached 1½ storey property benefits from views over to the Black Isle from the rear of the property. Obsdale Primary School is a short walk away and within a 10-15 minute walk to the High Street and other amenities that the Town has to offer, including Health Centre, train station, Supermarkets, Library, Swimming Pool, Golf Course, Churches to name a few. 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 spacious accommodation consists of entrance hallway, lounge, dining room, kitchen, WC, gym and a bedroom—all on the ground floor, with a further four bedrooms upstairs, two with en-suite shower rooms, and family bathroom. There is off street parking for several vehicles to the rear and a garage.

Enclosed gardens to the front and rear with large patio area to the rear offering views to the Black Isle.

EPC—Band F (38) Council tax band E.

*Offers over £290,000*

- **Detached 1½ storey property**
- **Lounge**
- **Kitchen**
- **Gym**
- **W.C.**
- **Five bedrooms (2 en-suites)**
- **Bathroom**
- **Oil heating**
- **Off street parking for several vehicles**
- **Enclosed gardens**
- **Views to the Black Isle**



Hannah Homes  
16a High Street  
Alness  
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## **'AN LAIMHRIG', 82 OBSDALE PARK, ALNESS**

### **ENTRANCE HALL**

Built in double coat cupboard. Wooden flooring. Radiator with decorative cover. Shelved cupboard. Under stairs storage space.

### **BEDROOM FIVE**

**11'5" x 10' (3.48m x 3.06m) approx.**

Fitted wardrobe and drawers. Radiator. Carpeted. Window to the front of the property. Glass panel door to:

### **LOUNGE**

**23'7" x 14'4" (7.20m x 4.38m) approx.**

South facing room with double aspect windows. Views to the Black Isle. Two radiators. Wooden floor. View to the Black Isle.

### **DINING ROOM**

**11'9" x 9'5" (3.59m x 2.87m) approx.**

Wooden floor. Cupboard housing central heating boiler. Radiator. Door opening to patio area.

### **KITCHEN**

**11'11" x 11'8" (3.64m x 3.57m) approx.**

Modern fitted kitchen with integrated dishwasher, washing machine and fridge freezer. Double oven. Induction hob. Wet wall above the work tops. Stainless steel extractor fan. Tiled floor. Radiator. Window to the rear of the property.

Glass panel door to the rear hall with door out to the patio area. Cupboard housing electric meter and fuse box. Vinyl floor covering.

### **WC**

White WC and wash hand basin. Windows to the side of the property. Vinyl floor covering. Partially tiled walls.

### **GYM/GAMESROOM**

**15'8" x 8'11" (4.78m x 2.72m) approx.**

Vinyl floor covering. Front door. Window and door to the front of the property. Door to bedroom 5.

Head back to the hall and up the split level staircase to:

### **LANDING**

Loft access hatch. Shelved cupboard. Carpeted.

### **BEDROOM ONE**

**15'8" x 12'3" at widest point (4.78m x 3.74m) approx.**

Double bedroom with double wardrobe. Radiator. Carpeted. Windows to the side and rear of the property.

### **EN-SUITE SHOWER ROOM**

Shower cubicle with electric shower. Tiled walls. Extractor fan. Vinyl floor covering. Shaver socket.

### **BEDROOM TWO**

**13'4" x 11'7" (4.08m x 3.54m) approx.**

Double bedroom with windows to the side and rear of the property. Radiator. Double wardrobe. Carpeted.

### **EN-SUITE SHOWER ROOM**

Shower cubicle with electric shower. Tiled walls. Extractor fan. Vinyl floor covering. Radiator.

### **BEDROOM THREE**

**11'8" x 9'10" (3.56m x 2.99m) approx.**

Double bedroom with window to the rear of the property. Radiator. Carpeted.

### **BATHROOM**

**8'7" x 7'5" (2.63m x 2.28m) approx.**

Three piece white suite with shower over the bath. Fully tiled walls and floor. Extractor fan. Radiator. Window to the rear of the property.

### **BEDROOM FOUR**

**10' x 8'1" (3.06m x 2.48m) approx.**

Window to the front of the property. Built in cupboard/wardrobe. Radiator. Carpeted.

### **GARAGE**

Detached garage with up and over door, power and light.

### **OUTSIDE**

The front garden is enclosed by a stone wall with gate and laid to gravel with mature shrub borders. Drying area to the side. The rear garden is fully enclosed and laid to grass with a patio area just outside the property. There is enclosed off street parking at the bottom of the garden next to the garage for several vehicles.

### **PRICE**

Offers over £290,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band E

## **'AN LAIMHRIG' 82 OBSDALE PARK, ALNESS**

### **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)

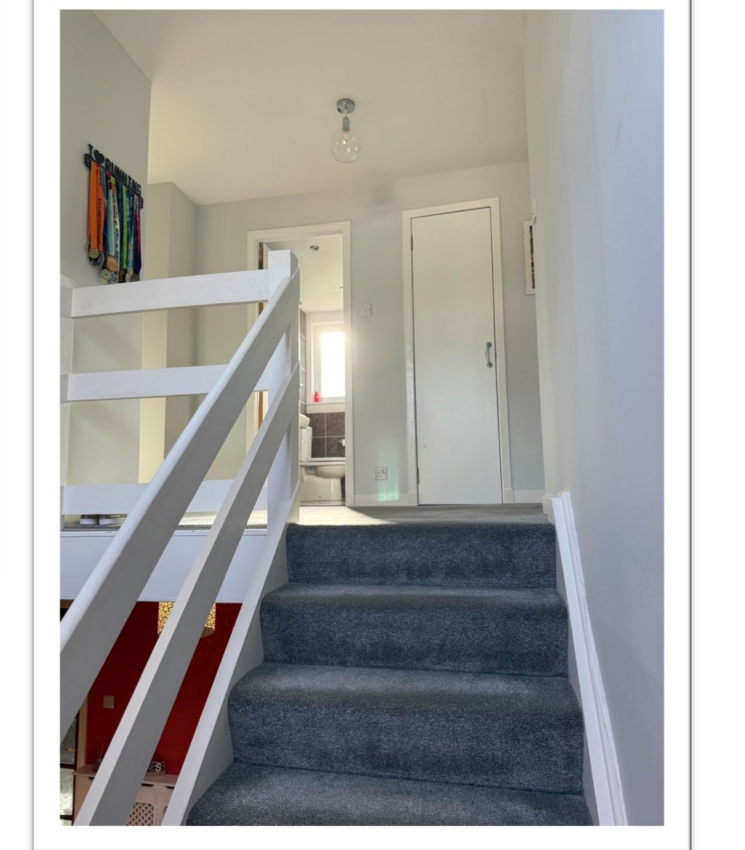
Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com), [www.onthemarket.com](http://www.onthemarket.com) & facebook.

**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.





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