



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**13 SALVESEN COURT, ALNESS,
ROSS-SHIRE, IV17 0WG**

This modern, well presented ground floor flat is an ideal first time buy or buy to let within walking distance to most services and amenities the Town of Alness has to offer. The flat features comfort and style and benefits from views over to the Black Isle.

The accommodation has a hallway, lounge/diner, kitchen, shower room and two double bedrooms with built in wardrobes. There is parking to the rear of the property.

Alness provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 21 miles to the South where all major transport links can be found.

EPC—Band B(81) Council tax band B

Offers over £120,000

- **Ground floor flat**
- **Two double bedrooms**
- **Lounge/diner**
- **Kitchen**
- **Shower room**
- **Hallway**
- **Gas central heating**
- **Parking to the rear**
- **Views to the Black Isle**
- **Walking distance to the High Street**



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

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



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HALLWAY

L-shaped hallway. Access to all rooms. Coat hooks. Cupboard housing electric meter and fuse box. Carpeted. Radiator.

LOUNGE/DINER

16'6" x 10'1" (5.03m x 3.09m) approx.

Carpeted. Radiator. Window to the rear of the property.

KITCHEN

9'6" x 7'8" (2.89m x 2.35m) approx.

Modern fitted wall and base units with built in electric oven and four ring gas hob. Extractor hood above the hob. Cupboard housing the gas boiler. Xpelair fan. Vinyl floor covering.

SHOWER ROOM

7'10" x 7'2" (2.39m x 2.20m) approx.

Low level access shower. Wet wall within shower cubicle. White WC and wash hand basin. Extractor fan. Vinyl floor covering. Radiator.

BEDROOM ONE

10'11" x 9'11" (3.34m x 3.04m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Window to the front of the property offering views to the Black Isle. Radiator. Carpeted.

BEDROOM TWO

10'10" x 8'5" (3.30m x 2.58m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Radiator. Carpeted. Window to the front of the property.

OUTSIDE

Parking to the rear. Paved to the front with a lock up storage area.

PRICE

Offers over £120,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band B

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.:-**

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Ross-shire, IV17 0PS.

Telephone:- 01349 884411

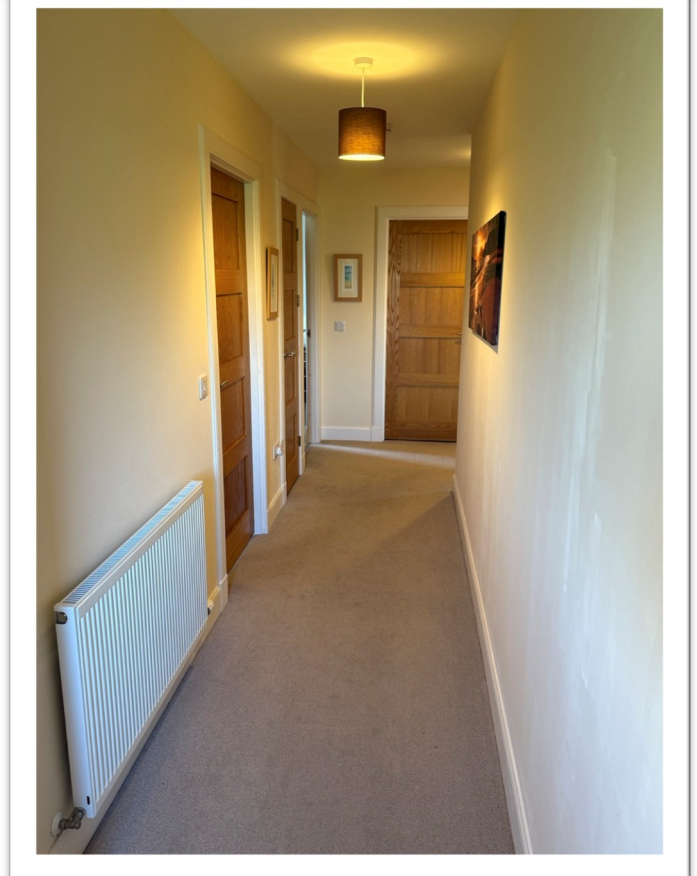
E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

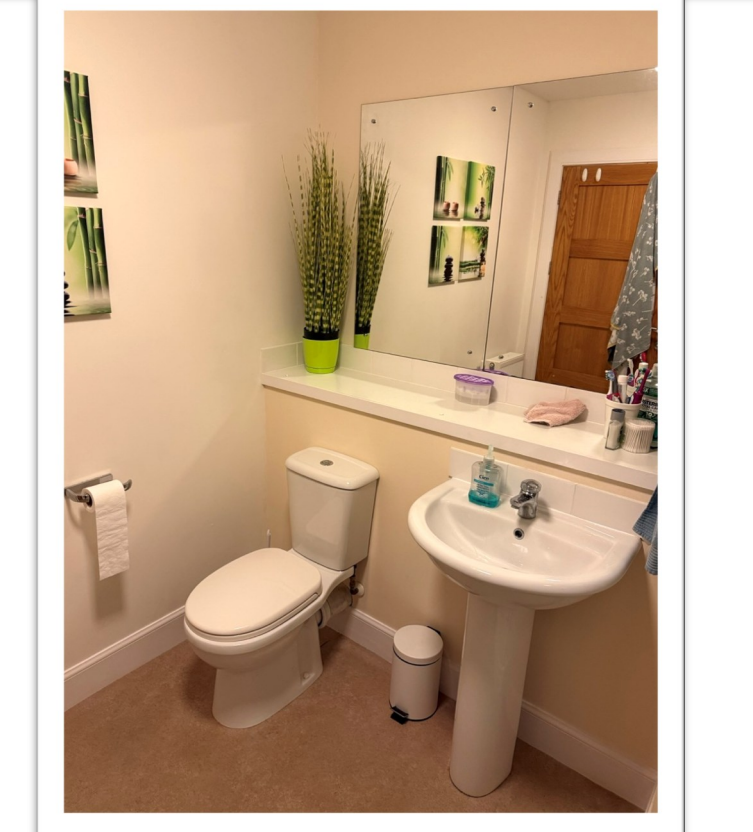
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.onthemarket.com & facebook.

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