



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**106 COUL PARK, ALNESS
ALNESS, IV17 0RB**

This mid terraced property is just a short walk from Coulhill Primary School and approximately a 10 minute walk to the High Street. Alness has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Golf Course, Churches, library and lots more.

The accommodation consists of entrance vestibule, inner hall with walk in storage cupboard, lounge, Kitchen/diner, shower room and three bedrooms. There are enclosed front and rear gardens. The property benefits from gas central heating and there is parking to the rear.

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. 25 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick. There is a regular train service from Alness to Inverness daily.

EPC—Band C (71)
Council tax band A

OFFERS OVER £118,000

- **Mid terraced property**
- **Three bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Shower room**
- **Gas central heating**
- **Enclosed gardens to the front & rear**
- **Council tax band A**
- **10 minute walk to High Street**



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

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



106 COUL PARK, ALNESS

Entry to the property is through the UPVC front door which opens to:-

ENTRANCE VESTIBULE

Tiled floor. Door to inner hall with walk in storage cupboard with power and light. Glass panel door to:

LOUNGE

14'9" x 14'9" at widest point (4.51m x 4.51m) approx.

Window to the front of the property. Radiator. Carpeted. Glass panel door to:

HALL

Under stairs storage cupboard housing electric meter and fuse box. Radiator. Carpeted. Rear door out. Glass panel door to:

KITCHEN/DINER

13'9" x 10'9" (4.20m x 3.29m) approx.

Fitted wall and base units with integrated fridge freezer. Gas hob with extractor hood above. Built in electric oven and grill. Tiled above the work tops. Radiator. Vinyl floor covering. Window to the rear of the property. Dishwasher.

LANDING

Loft access hatch. Carpeted.

BEDROOM ONE

12' x 9'11" (3.66m x 3.02m) approx.

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

BEDROOM TWO

15'4" x 7'8" (4.67m x 2.37m) approx.

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

BEDROOM THREE

11'7" x 11'3" at widest point (approx.

Double bedroom with built in double wardrobe and built in linen cupboard. Radiator. Carpeted. Window to the rear of the property.

SHOWER ROOM

6'2" x 5'10" (1.89m x 1.78m) approx.

Corner shower cubicle with electric shower. Tiled walls. Extractor fan. Window to the rear of the property. Vinyl floor covering.

REAR GARDEN

Fully enclosed, paved garden with shed. Outside tap.

FRONT GARDEN

Fully enclosed with small lawn and floral borders. Patio.

SERVICES

Mains water, gas, electricity, drainage and telephone.

PRICE

Offers over £118,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band A

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:-**

16a High Street, Alness,

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.onethemarket.com & facebook.

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