



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



92 OBSDALE PARK, ALNESS, ROSS-SHIRE, IV17 0TR

Located in the popular residential area of Obsdale Park, is this spacious, detached one and a half storey property, with garage.

The property is within a 15 minute walk to the High Street and most other services and amenities that the award winning Town of Alness has to offer, including Primary and Secondary Schools, Supermarkets, Library, Swimming Pool, Golf Course, Churches and much, much more. Alness is located on the North Coast 500 route.

The accommodation consists of hallway, lounge, kitchen/diner, rear vestibule, shower room and two double bedrooms all on the ground floor, with a further 2 double bedrooms upstairs. Gardens to the front, side and rear of the property with off street parking to the front. The property has oil central heating.

EPC—Band D (62)
Council tax band D

Offers over £275,000

- **Detached property**
- **Lounge**
- **Kitchen/diner**
- **Rear vestibule**
- **Shower room**
- **Four double bedrooms**
- **Hallway**
- **Detached garage**
- **Front, side & rear gardens**
- **Oil central heating**
- **Off street parking**



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

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HALLWAY

Understairs storage cupboard. Radiator. Carpeted.

LOUNGE

14'8" x 14'6" (4.47m x 4.43m) approx.

Fireplace with wooden mantle and surround with electric fire inset. Window to the front of the property. Carpeted. Radiator. Half glazed door to:

KITCHEN/DINER

14'7" x 10'5" (4.46m x 3.17m) approx.

Fitted wall and base units with integrated washing machine. Built in oven, hob and extractor hood above. Shelved cupboard. Radiator. Window to the rear of the property. Vinyl floor covering.

REAR VESTIBULE

Shelved cupboard. Rear door out.

SHOWER ROOM

6'5" x 5'11" (1.96m x 1.82m) approx.

Shower cubicle with wet wall. Window to the rear of the property. Radiator. Vinyl floor covering.

BEDROOM ONE

11'5" x 10'7" (3.50m x 3.23m) approx.

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

BEDROOM TWO

10'7" x 9'5" (3.24m x 2.87m) approx.

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

Head up the stairs to the landing which has a linen cupboard, housing the water tank and a double cupboard with sliding doors.

BEDROOM THREE

14'1" x 10'11" (4.29m x 3.34m) approx.

Double bedroom with window to the side of the property. Access to the eaves. Coombed ceiling. Loft access hatch. Carpeted. Radiator.

BEDROOM FOUR

14'8" at longest point x 10'9" (4.49m x 3.29m) approx.

Double bedroom with window to the side of the property. Coombed ceiling. Carpeted. Radiator.

GARAGE

Detached garage with power and light. Up and over door. Pedestrian access to the side.

FRONT GARDEN

Double gates to lock block driveway with parking for several vehicles. Lawn with floral borders. Garage to the side.

REAR GARDEN

Mainly laid to grass with mature hedging. Decking area. Gravel path round to either side of the property. Greenhouse. Outside tap.

PRICE

Offers over £275,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band D



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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

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

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

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