



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



NEW HOUSE, PLOT 8, ARDROSS CROSS ROADS, ARDROSS, ROSS-SHIRE, IV17 0XW

This spacious new build, with good quality finishings and a high level of insulation is three miles from the centre of Alness, the closest Town. The property sits opposite Ardross Primary School and Ardross Hall and benefits from four double bedrooms.

The accommodation consists of entrance vestibule, lounge, kitchen/dining room, utility room, bedroom and WC—all on the ground floor, with landing and three double bedrooms, one of which has an en-suite shower room and walk in wardrobe, and family bathroom. There is a gravelled driveway with parking for several vehicles.

The heating is ground source heat pump with underfloor heating on ground floor and radiators on first floor. The property has triple glazing.

The house is situated on a plot extending to approximately 1/4 acre.

What3words///pens.regulates.stripped

Offers over £330,000

- **Detached 1½ storey house**
- **Four bedrooms (1 en-suite)**
- **Lounge**
- **Kitchen/dining room**
- **Utility room**
- **W.C.**
- **Bathroom**
- **Entrance vestibule**
- **Driveway and parking**
- **Ground source heat pump**
- **Triple glazed**



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NEW HOUSE, PLOT 8, ARDROSS CROSS ROADS, ARDROSS

From Alass, head towards Ardross on Ardross Road, keep going until you meet the B9176 Struie Road. When you get to the Primary School, turn left and it's the second house on the right.

ENTRANCE VESTIBULE

7'6" x 5'8" (2.29m x 1.73m) approx.

Front door with window to the front. Room thermostat. Wall lights. Glazed door to:

LOUNGE

19'9" x 13'10" (6.04m x 4.23m) approx.

Double aspect windows. Wooden staircase. Room thermostat.

KITCHEN/DINING ROOM

19' x 12'10" (5.81m x 3.93m) approx.

Fitted wall and base units with integrated fridge freezer and dishwasher. Built in double oven and hob. Extractor fan above the hob. Room thermostat.

UTILITY ROOM

9'6" x 5'10" (2.91m x 1.78m) approx.

Plumbed for a washing machine. Worktop with sink unit and cupboards below. Window to the rear of the property. Rear door out.

INNER HALL

Built in storage cupboard.

W.C.

Vanity sink unit and WC. Window to the rear of the property.

BEDROOM FOUR

12'2" x 10'11" (3.72m x 3.34m) approx.

Double bedroom with built in double wardrobe. Double aspect windows.

Head up the staircase to the landing which has a velux window and loft access hatch, with Ramsay ladder. Space for a desk.

BEDROOM ONE

14'11" x 12'10" (4.55m x 3.91m) approx.

Double bedroom with walk in wardrobe with power and light. Double aspect windows.

EN-SUITE SHOWER ROOM

10' x 7'1" (3.06m x 2.16m) approx.

Vanity sink unit, WC and low level access shower. Wet wall within the shower cubicle. Heated towel rail. Velux window.

BATHROOM

11'1" x 6'5" (3.39m x 1.97m) approx.

White WC, vanity sink unit and bath. Separate shower cubicle with wet wall. Heated towel rail. Window to the rear of the property.

BEDROOM TWO

12'11" x 11'2" (3.95m x 3.41m) approx.

Double bedroom with velux window and window to the side. Radiator.

BEDROOM THREE

13'8" x 8'11" (4.16m x 2.72m) approx.

Double bedroom with built in double wardrobe. Radiator. Velux window and window to the side of the property.

OUTSIDE

Open plan garden with gravel driveway and parking for several vehicles. Laid to grass to the front, side and rear.

PRICE

Offers over £330,000

ENTRY

Any entry date will be considered.



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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**:-

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.onthemarket.com & facebook.

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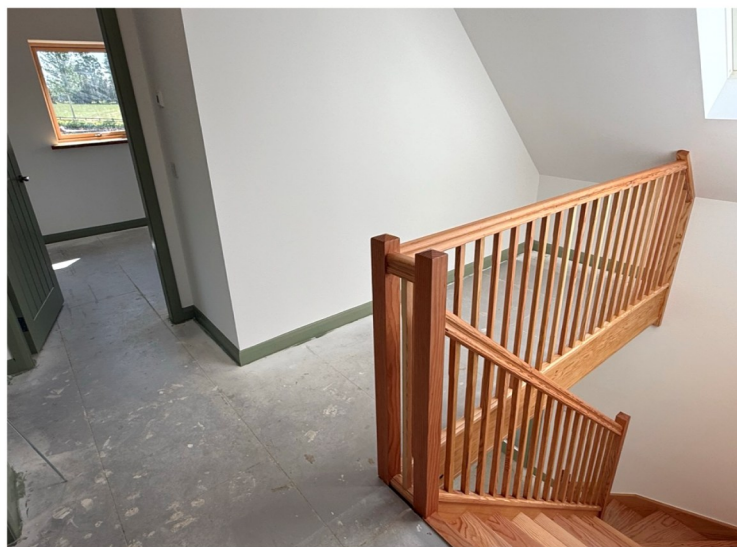
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