



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



5 COUL PARK, ALNESS ALNESS, IV17 0QZ

This end terraced, South facing property, in walk in condition, is just a short walk away from Coulhill Primary School and approximately a 10 minute walk to the bustling High Street of Alness. 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: hallway, lounge, kitchen/diner, rear vestibule, bathroom and two double bedrooms and a box room. There are enclosed gardens with the rear garden being sheltered. The property has gas central heating and there is parking close by.

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.

EPC—Band D (66)

Offers in the region of £140,000

- End terraced property
- Two double bedrooms
- Box room
- Lounge
- Kitchen/diner
- Rear vestibule
- Bathroom
- Gas central heating
- Enclosed gardens—rear garden is sheltered
- 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



5 COUL PARK, ALNESS

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

HALL

Under stairs storage cupboard housing electric meter and fuse box. Smaller storage cupboard under the stairs. Radiator. Vinyl floor covering.

LOUNGE

13'11" x 11'3" (4.26m x 3.44m) approx.

South facing window. Radiator. BT point. Carpeted.

KITCHEN/DINER

14'8" x 8'10" (4.47m x 2.70m) approx.

Modern fitted wall and base units with built in double oven and 5 ring gas hob. Stainless steel extractor hood. Tiled above the work tops. Double drain sink unit with mixer tap. Radiator. Window to the rear of the property. Vinyl floor covering.

REAR VESTIBULE

Rear door out. Gas boiler and central heating control panel. Vinyl floor covering.

Head back to the hall and up the carpeted stairs to the landing.

BATHROOM

6'4" x 6'3" (1.95m x 1.90m) approx.

White, three piece suite with vanity wash hand basin, W.C. and kidney shaped bath. Shower over the bath and shower screen. Partial wet wall. Heated towel rail. Xpelair fan. Window to the rear of the property.

BEDROOM ONE

11'6" x 11'3" (3.52m x 3.43m) approx.

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

BEDROOM TWO

11'2" x 10'5" (3.42m x 3.18m) approx.

Double bedroom with window to the front of the property offering some views over to the Black Isle. Radiator. Carpeted.

BOX ROOM

Shelved. Power and light. Loft access hatch.

REAR GARDEN

Sheltered garden offering comfortable outdoor seating space with access to the side of the property giving extra storage space. Outside power points and tap.

FRONT GARDEN

Fully enclosed with lawn and path leading to the front door.

SERVICES

Mains water, gas, electricity, drainage and telephone.

PRICE

Offers in the region of £140,000

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 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

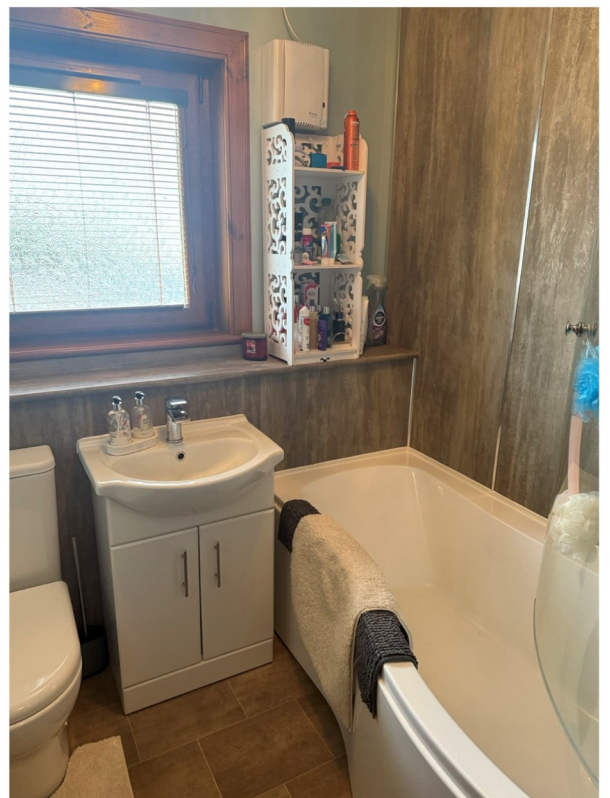
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.onthemarket.com & facebook.

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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