



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



124 KIRKSIDE, ALNESS ALNESS, IV17 0RL

This spacious semi detached bungalow offers comfortable and accessible living in this cul-de-sac location of Kirkside. It is currently an Airbnb. The bungalow benefits from gas central heating and there is parking to the front. The property is just a short walk to Coulhill Primary School and a convenience store and approximately a 10-15 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 a widened doorway to the lounge, kitchen/diner, shower room and two double bedrooms. There are front and rear gardens, both with ramp access.

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 D (67)
Council tax band A

OFFERS OVER £135,000

- **Semi-detached bungalow**
- **Two double bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Shower room**
- **Gas central heating**
- **Front & rear gardens**
- **Ramp access to the front & rear**
- **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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Entry to the property is through the front door which opens to:-

ENTRANCE VESTIBULE

Coat hooks. Laminate flooring. Glazed door opening to:

HALLWAY

Radiator. Laminate flooring. BT point. Double doors opening to:

LOUNGE

12'10" x 12'5" (3.93m x 3.79m) approx.

Window to the front of the property. Radiator. Laminate flooring.

KITCHEN/DINER

17'10" x 9'9" (5.44m x 2.99m) approx.

Modern fitted wall and base units. Tiled above the work tops. Window to the rear of the property. Storage cupboard. Laminate flooring. Radiator. Gas boiler. Loft access hatch. Extractor hood above cooker. Cupboard housing electric meter and fuse box.

BEDROOM ONE

13'4" x 9'9" (4.08m x 2.98m) approx.

Double bedroom with window to the rear of the property. Laminate flooring. Radiator.

BEDROOM TWO

12'6" x 9'7" (3.81m x 2.93m) approx.

Double bedroom with window to the front of the property. Laminate flooring. Radiator.

SHOWER ROOM

7'8" x 4'8" (2.33m x 1.42m) approx.

Wet room with white suite. Non slip flooring. Heated towel rail. Window to the front of the property. Extractor fan. Wet walled.

REAR GARDEN

Fully enclosed with ramp access. Mainly laid to grass with a garden shed.

FRONT GARDEN

Open plan garden mainly laid to grass with ramp access.

SERVICES

Mains water, gas, electricity, drainage and telephone.

PRICE

Offers over £135,000

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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