



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



FLAT 2 RIVERSIDE VIEW, ALNESS, ROSS-SHIRE, IV17 0QD

Situated in a quiet location and only 2 minutes walk to the High Street and shops, this attractive two bedroom first floor flat is in excellent walk-in condition. It is one of four flats within a detached block, each with their own entrance. It is currently a very successful Airbnb and offers a great opportunity for someone who wants to add to their portfolio or begin their own business. Alternatively it would equally make a lovely quiet and cosy home.

The accommodations comprises hall, lounge, galley kitchen, shower room and two double bedrooms. The property is easy to heat with electric storage and panel heaters. There is private parking within the grounds for the flats and an enclosure area for the waste bins.

Alness offers a variety of independent shops, banks, cafes and a restaurant, 3 supermarkets and 2 hotels/bars. The Town is located near the Cromarty Firth and is especially picturesque during the summer with its floral displays, which have won the Scotland in Bloom competition several times. There is easy access to the A9 for travelling north or south on the North Coats 500 scenic drive.

Inverness, known as the capital of the Highlands, is approximately 20 miles to the south where all major transport links can be found. Inverness airport has regular links to all Scottish airports, Heathrow and Gatwick. There is a regular train service from Alness to Inverness daily.

EPC—Band C (73)

Offers over £120,000

- **First floor flat**
- **Two bedrooms**
- **Kitchen**
- **Lounge**
- **Shower room**
- **Private resident parking**
- **Communal outdoor space**
- **Electric storage/panel heaters**
- **Double glazing**
- **Short walk to the High Street**



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

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FLAT 2 RIVERSIDE VIEW, ALNESS

HALLWAY

15'5" x 3'5" (4.71m x 1.05m) approx.

Vinyl floor covering by the door, carpeted elsewhere. Loft access hatch. Storage heater. Coat hooks. Glass panel

LOUNGE

14'10" x 10'11" (4.52m x 3.33m) approx.

Bay window to the front of the property. Storage cupboard housing the water tank. Carpeted. Storage heater.

KITCHEN

9'10" x 6'10" (2.99m x 2.08m) approx.

Fitted wall and base units with built in electric oven and hob. Integrated fridge freezer. Washing machine. Tiled above the work tops. Window to the rear of the property. Stainless steel sink unit with mixer tap.

SHOWER ROOM

7'8" x 7'6" (2.33m x 2.30m) approx.

Corner shower cubicle with wet wall panels. White WC and wash hand basin. Velux window. Vinyl floor covering. Panel heater. Extractor fan.

BEDROOM ONE

12'8" x 9'2" (3.86m x 2.80m) approx.

Double bedroom with built in wardrobe housing the electric meter and fuse box. Panel heater. Window to the side of the property. Carpeted.

BEDROOM TWO

9'9" x 9'3" (2.98m x 2.82m) approx.

Double bedroom with window to the front of the property. Panel heater. Carpeted.

OUTSIDE

Private parking spaces for the residents. Outside communal gardens and space for refuse bins.

PRICE

Offers over £120,000

ENTRY

Any entry date will be considered.

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.

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