



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



70 KIRKSIDE, ALNESS, ROSS-SHIRE, IV17 0RR

This mid terraced property is within a 10-15 minute walk to the Town Centre of Alness, which has a variety of shops including a Co-op supermarket, hardware stores, optician, dentists and other amenities including library, Primary and Secondary Schools, Churches, Golf Course and Leisure Centre.

The accommodation consists of hall, lounge/diner, kitchen, bathroom and three bedrooms. The property has front and rear gardens and there is parking to the rear. The property has gas central heating.

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. 21 miles to the South where all major transport links can be found.

EPC—Band C (69). Council tax band—A.

OFFERS OVER £90,000

- Mid terraced property
- Kitchen
- Lounge/diner
- Bathroom
- Three bedrooms
- Gas central heating
- Parking to the rear
- Enclosed front & rear gardens
- Walking distance to the High Street



Hannah Homes Estate &
Letting Agents Limited
16a High Street
Alness
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70 KIRKSIDE, ALNESS

Entry to the property is along the front garden path that leads to the front door.

HALL

Under stairs storage cupboard housing the electric meter and fuse board. Built in shelved cupboard. Radiator. Laminate flooring.

LOUNGE/DINER

20'5" x 11' (6.22m x 3.35m) approx.

Windows to the front and rear of the property. Two radiators. Laminate flooring.

KITCHEN

11'8" x 8'4" (3.56m x 2.56m) approx.

Fitted wall and base units and drawers. Washing machine, fridge, freezer, washing machine, oven, hob and microwave included. Tiled above the worktops. Rear door out.

Head up the stairs to:

LANDING

Radiator. Carpeted. Loft access hatch.

BATHROOM

6'5" x 5'6" (1.96m x 1.67m) approx.

Shower over the bath. Partially tiled walls. Xpelair fan. Window to the rear of the property.

BEDROOM ONE

11'9" x 8'9" (3.59m x 2.66m) approx.

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

BEDROOM TWO

13'3" x 11'5" at widest point (3.48m x 4.06m) approx.

Double bedroom with window to the front of the property. Radiator. Carpeted.

BEDROOM THREE

10'8" at longest point x 7'6" (3.26m x 2.30) approx.

Single bedroom with built in cupboards. Carpeted. Radiator. Window to the front of the property.

FRONT GARDEN

Enclosed garden, laid to grass with decking area.

REAR GARDEN

Enclosed garden with garden shed. Gravelled area and patio.

PRICE

OFFERS OVER £90,000

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

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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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