



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



124 Kirkside, Alness, Ross-shire, IV17 0RL

This spacious two bedroom semi detached bungalow is situated in a quiet cul-de-sac within the popular Highland town of Alness, offering comfortable single level living in a peaceful residential setting. 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, bathroom and two double bedrooms. There are fully enclosed front and rear gardens.

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 C (71). Council tax band—A

OFFERS OVER £135,000

- Semi detached bungalow
- Two double bedrooms
- Lounge with media wall
- Kitchen/diner
- Bathroom
- New windows, doors, soffits and fascias
- Gas central heating
- Enclosed front and rear gardens
- Walking distance to High Street
- Parking close by



Hannah Homes Estate &
Letting Agents Limited
16a High Street
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IV17 0PS

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

ENTRANCE VESTIBULE

Coat hooks. Howdens click waterproof flooring. Glazed door opening to:

HALLWAY

Radiator. Howdens click waterproof 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. Media wall. Radiator. Howdens click waterproof 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. Howdens click waterproof 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. Fully fitted wardrobe with sliding doors. Carpet. Radiator.

BEDROOM TWO

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

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

SHOWER ROOM

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

Newly fitted bathroom with mixer shower over bath. Wet wall around bath and wash hand basin. Heated towel rail. Window to the front of the property. Howdens click waterproof flooring. Extractor fan.

REAR GARDEN

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

FRONT GARDEN

Fully enclosed, mainly laid to grass with decorative paving from the gate to front door. There is a patio area below the livingroom window ideal. There is 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 C

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

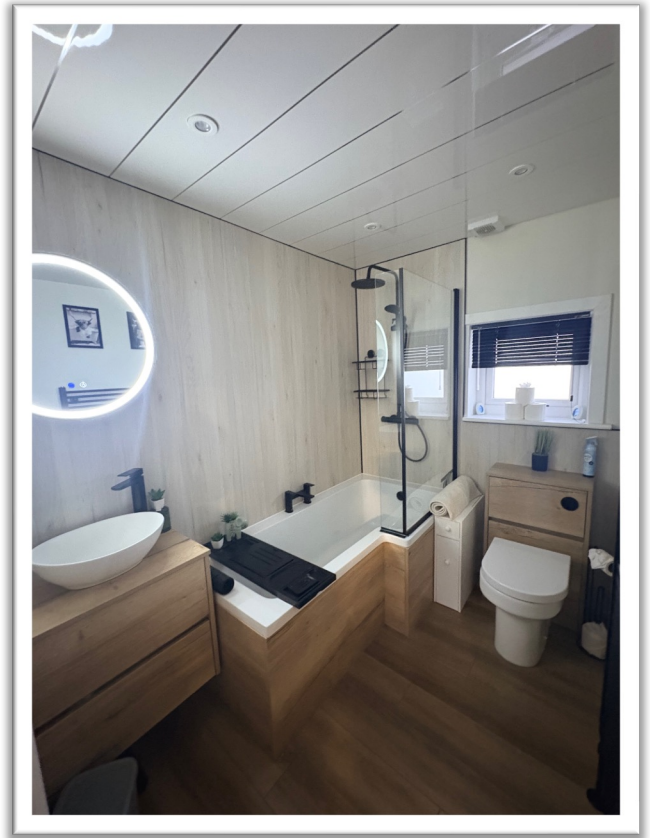
E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

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

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