



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



7 DUBLIN COTTAGES, ARDROSS, ALNESS, IV17 0YG

Charming 3 Bedroom End-Terraced Cottage in a Sought-After Rural Setting. Situated in the popular rural village of Ardross, close to the historic Ardross Castle and surrounded by beautiful open countryside, this charming three-bedroom end terraced cottage offers spacious accommodation with a peaceful country lifestyle.

The accommodation comprises an entrance porch, hallway, comfortable living room, kitchen/dining room, and family bathroom. Upstairs, the property offers three well-proportioned bedrooms accessed from the central landing, making it an ideal family home or countryside retreat.

Externally, the property benefits from a front garden, providing an outdoor space to enjoy the tranquil surroundings, with views across the surrounding countryside.

Ardross offers a well-regarded local primary school, while secondary education is available in the nearby town of Alness, which is a charming Town located on the famous NC500 route around the North Highlands of Scotland and has a variety of shops and services. The Capital of the Highlands, Inverness is approximately 21 miles South. For the outdoor enthusiasts, the nearby Alness River offers picturesque walks, including routes leading to the beautiful Fyrish Monument, a well-known landmark that provides panoramic views across the Highlands. The area is also ideal for cycling, walking and enjoying nature.

EPC—Band E (42). Council tax band—C.

OFFERS OVER £190,000

- End terraced property
- Kitchen/dining room with open fire
- Lounge with open fire
- Bathroom
- Three bedrooms
- Sunroom
- Oil fired central heating
- Garden shed
- Parking



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

ENTRANCE PORCH/SUN ROOM

15'10" x 5'10" (4.83m x 1.79m) approx.

Bright room. Tiled floor. Double doors enter into:-

HALLWAY

Under stairs storage cupboard. Hardwood flooring. Radiator.

LOUNGE

14'4" x 12'7" (4.38m x 3.84m) approx.

Feature fireplace with open fire. Window to the front of the property. Shelved recess to the left of the fireplace. Hardwood flooring.

OPEN PLAN KITCHEN/DINING ROOM

25'5" x 11'11" (7.76m x 3.62m) approx.

KITCHEN

Fitted wall and base units. Tiled floor. Dishwasher. Washing machine. Fridge/freezer. Flavel electric range cooker. Oil boiler. Tiled above worktops. Windows to the rear and side of property.

DINING ROOM

Tiled floor. Feature fireplace with open fire. Radiator. Window to the front of property.

BATHROOM

7'10" x 7'2" (2.41m x 2.20m) approx.

Three piece white suite with bath shower mixer taps. Separate shower enclosure with mixer shower. Heated towel rail. Laminate flooring. Wet wall panels to walls. Window to rear of property.

Head up the carpeted staircase to the landing

LANDING

Carpet. Loft access hatch. Large walk in cupboard. Velux window in combed ceiling to front of property.

BEDROOM ONE

13'1" x 12'7" (4.00m x 3.84m) approx.

Double bedroom. Carpet. Radiator. Velux window to rear of property in combed ceiling. Window to front of property.

BEDROOM TWO

12'9" x 12'5" (3.90m x 3.79m) approx.

Double bedroom. Carpet. Radiator. Window to front of property with views over surrounding fields.

BEDROOM THREE

11'10" x 10'2" (3.6m x 3.10m) approx.

Double bedroom. Carpet. Radiator. Fully fitted wardrobe with mirrored doors, shelves and hanging rails. Window to side of property with views over surrounding fields.

REAR GARDEN

There is access to the rear of the property via a gate mainly for maintenance and access to the boiler flu.

FRONT GARDEN

The front garden is mainly laid to lawn with patio areas outside front door and dining room window. Oil tank is in the garden.

PRICE

OFFERS OVER £190,000

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:-

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

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