



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



28 HILL STREET, ALNESS, IV17 0QL

This immaculately presented three-bedroom semi-detached bungalow enjoys a desirable position on Hill Street in Alness, offering stylish and spacious accommodation ideal for modern family living. Beautifully maintained throughout, the property combines contemporary comforts with a warm and welcoming atmosphere.

At the heart of the home is the kitchen and dining area, providing ample space for both everyday living and entertaining. Finished to a high standard, this bright and sociable space flows effortlessly into the rest of the property. The lounge has a charming wood burning stove that creates a cosy focal point and adds character to the room. Large windows allow natural light to flood the space, enhancing the inviting ambience.

The bungalow offers three well proportioned bedrooms, including a spacious master bedroom complete with a modern en-suite shower room, providing a private retreat. The remaining bedrooms are served by a stylish family bathroom. Externally, the property benefits from well kept gardens and off road parking, while its convenient location places local amenities, schools and transport links within easy reach. Hill Street enjoys a peaceful setting in the thriving Highland town of Alness, making this an exceptional opportunity for families, professionals or those seeking comfortable single-level living.

Alness 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 C (80). Council tax band—D.

OFFERS OVER £240,000

- Semi detached bungalow
- Kitchen/dining room
- Lounge with wood burning stove
- Bathroom
- Three bedrooms (one with en-suite)
- Enclosed rear garden with tiered decking
- Air source heating
- Garden shed and wood store
- Off street parking



Hannah Homes Estate &
Letting Agents Limited
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:-

HALLWAY

Carpet. Radiator. Storage cupboard with hot water cylinder. All rooms accessed from hall. Access to fully floored loft.

BATHROOM

9'0" x 6'5" (2.75m x 1.96m) approx.

Three piece white suite with electric shower over bath. Wet wall panelling around bath. Heated towel rail. Tiled floor. Window to the side of property.

BEDROOM 3

9'4" x 9'9" (2.85m x 2.98m) approx.

Carpet. Radiator. Window to the rear of property.

BEDROOM 2

9'7" x 9'9" (2.93m x 2.98m) approx.

Carpet. Radiator. Built in wardrobe. Window to the rear of property.

KITCHEN/DINER

16'4" x 12'2" (4.99m x 3.71m) approx.

Vinyl flooring. Radiator. Fully fitted modern kitchen with integrated dishwasher, washing machine, induction hob and oven. Patio doors open into back garden. Views over Cromarty Firth to Black Isle.

LOUNGE

14'8" x 13'1" (4.49m x 4.00m) approx.

Carpet. Radiator. Wood burning stove. Window the the front of property.

BEDROOM 1

15'7" x 10'7" (4.76m x 3.24m) approx.

Carpet. Radiator. Cupboard and built in wardrobe. Window to the front of property.

EN-SUITE

6'11" x 6'10" (2.11m x 2.09m) approx.

Tiled floor. Radiator. Toilet. Wash hand basin. Shower cubicle with mixer shower. Wet wall panelling around shower cubicle. Window to the front of property.

REAR GARDEN

The rear garden is tiered with decking on all levels. There is a grass area to the side and a good sized wood store. There are views from the rear of the property to the Black Isle.

FRONT GARDEN

The front garden has a small grass area, a raised bed with bark, a tarred driveway and gravel parking space.

PRICE

OFFERS OVER £240,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band D

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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