



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



149 Shillinghill, Alness, Ross-shire, IV17 0TD

Located within the popular and sought after Shillinghill area of Alness, this three bedroom semi-detached property offers comfortable family accommodation in a convenient residential setting. The property benefits from gas central heating and well-maintained front and rear gardens, providing attractive outdoor space for relaxing or entertaining.

The accommodation comprises hall, lounge/dining room, kitchen, shower room and three bedrooms. Ideally positioned for everyday living, the property is within easy reach of the local primary school and is also within walking distance of the shops and amenities in Alness.

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 area. The area is also ideal for cycling, walking and enjoying nature. EPC—Band D (68) Council tax band A

OFFERS OVER £140,000

- Three bedrooms
- Semi detached property
- Hall
- Lounge/dining room
- Kitchen
- Shower room
- Gas central heating
- Enclosed, well maintained front & rear gardens
- Parking close by
- Walking distance to the High Street & Primary School



Hannah Homes Estate &
Letting Agents Limited
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Entry to the property is through the front door.

HALL

Radiator. BT point. Carpeted.

KITCHEN

14'6" x 10'11" (4.43m x 3.32m) approx.

Wall and base units. Tiled above the work tops. Cupboard housing the electric meter and fuse box. Central heating boiler. Cooker, washing machine, tumble dryer, fridge, freezer, dishwasher and microwave included. Vinyl floor covering. Radiator. Rear door out.

LOUNGE/DINING ROOM

20'5" x 10'10" (6.22m x 3.32m) approx.

Feature fireplace. Two radiators. Central heating control panel. Carpeted. Windows to the front and rear of the property.

Back to hall and up the carpeted staircase

LANDING

Window to the side of the property. Loft access hatch. Carpeted.

SHOWER ROOM

8' x 5'5" (2.46m x 1.67m) approx.

White suite with low level access shower cubicle. Wet wall panels within the shower cubicle. Heated towel rail. Extractor fan. Window to the rear of the property.

BEDROOM ONE

14' x 8'7" (4.28m x 2.62m) approx.

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

BEDROOM TWO

12' at widest point x 11'6" (3.66m x 3.51) approx.

Double bedroom with built in double wardrobe with sliding doors. Linen cupboard. Radiator. Carpeted. Window to the front of the property.

BEDROOM THREE

8'5" x 8'3" (2.57m x 2.52m) approx.

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

FRONT GARDEN

Enclosed garden with small lawn and floral borders. Paved path.

REAR GARDEN

Enclosed garden with lawn and floral and shrub borders. Garden shed. Paved path.

PRICE

OFFERS OVER £140,000

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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