



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**BRACKENHILL, COULHILL, ALNESS,  
ROSS-SHIRE. IV17 0QY**

'Brackenhill' is located on the edge of Couhill Woods and enjoys views over to the Black Isle. The property also has a separate, self contained annexe and is set within it's own garden grounds surrounded by mature trees. There are several outbuildings and ample parking. The property is within walking distance to the High Street and Couhill Primary School.

The house itself comprises: hall; living room; sunroom; shower room; three bedrooms (one en-suite); dining room/bedroom 4; bathroom and balcony. The annexe has 2 bedrooms, living room, shower room and basement.

There is oil fired central heating throughout.

EPC—Band E

***OFFERS OVER £215,000***

- **Detached property with self contained flat**
- **Living room**
- **Kitchen**
- **Shower room**
- **Three bedrooms (one en-suite)**
- **Dining room/bedroom 4**
- **Bathroom**
- **Sunroom**
- **Balcony**
- **Annexe—2 bedrooms, living room, kitchen, shower room & basement**
- **Oil central heating throughout**
- **Several outbuildings**
- **Within walking distance to the High Street**



Hannah Homes  
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## BRACKENHILL, COULHILL, ALNESS

### HALL

Under stairs storage cupboard. Clock cupboard. Radiator.

### LIVING ROOM

19'2" x 17'8" (5.85m x 5.39m) approx.

Radiator. Brick fireplace. Door to:-

### SUNROOM

Overlooking front garden. Views over to the Black Isle. Tiled floor. Radiator.

### SHOWER ROOM

7'5" x 4'7" at widest point (2.26m x 1.41m) approx.

Tiled walls and floor. Shower cubicle, WC and wash hand basin.

### DINING ROOM / BEDROOM 4

13'1" x 11'11" (4.00m x 3.64m) approx.

Window to the front of the property. Radiator.

### KITCHEN

11'10" x 10' (3.61m x 3.07m) approx.

Fitted wall and base units. Partially tiled walls. Radiator. Double stainless steel sink unit. Window to the rear of the property.

### LANDING

Window to the front of the property. Loft access hatch with Ramsay ladder. Storage cupboard. Radiator.

### BEDROOM ONE

15'5" x 10'2" (4.71m x 3.10m) approx.

Windows to the front & side of the property. Radiator. Door to balcony.

### EN-SUITE SHOWER ROOM

Splashback on walls. Radiator. Window to the rear of the property.

### BEDROOM TWO

13'9" x 10'5" (4.20m x 3.18m) approx.

Window to the front of the property. Radiator. Door to balcony.

### BEDROOM THREE

12'2" x 7'10" (3.72m x 2.40m) approx.

Window to the side of the property. Radiator.

### BATHROOM

8'10" x 6'11" (2.70m x 2.12m) approx.

Radiator. Window to the rear of the property. Partially tiled walls.

### ANNEXE

### VESTIBULE

Door to basement.

### KITCHEN

10'1" x 6'6" (3.08m x 6.6m) approx.

Tiled walls.

### LIVING ROOM

15'11" x 7'8" (4.87m x 2.36m) approx.

Window to the front of the property. Radiator.

### SHOWER ROOM

6'7" x 5'10" (2.03m x 1.8m) approx.

Tiled walls. Shower cubicle, WC and wash hand basin.

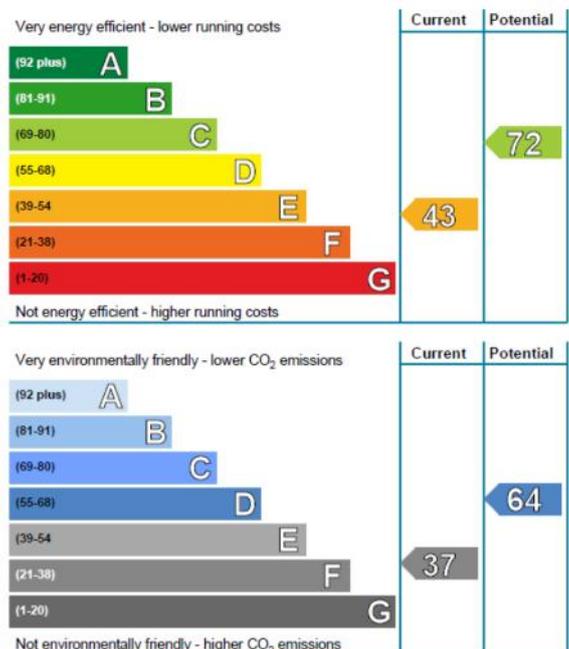
### BEDROOM ONE

5'8" x 4'6" (1.72m x 1.37m) approx.

Window to the side of the property.

### HALL

Loft access hatch



## **BRACKENHILL, COULHILL, ALNESS**

### **BEDROOM TWO**

**10'5" x 8'7" (3.18m x 2.61m) approx.**

Window to the rear of the property. Radiator.

### **OUTSIDE**

The property is set within it's own garden grounds of mature trees and has several outbuildings. There is ample parking.

### **PRICE**

Offers over 215,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

House is currently band E

Annexe is 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:-**

22 High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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