



HANNAH HOMES

ESTATE & LETTING AGENTS



1 SCHOOL STREET, FEARN, ROSS-SHIRE, IV20 1SX

This two bedroom semi detached cottage is located in the village of Fearn where there are a number of amenities including a Primary School, butchers/post office, hotel and garage. The Royal Burgh of Tain is approximately 5 miles away where you will find banks, a medical practice, a wide variety of shops and a High School. You can also enjoy a number of activities including golf, bowls and tennis. Inverness, Dingwall, Alness and Invergordon are all within commuting distance and a train travels from the local station which is only a couple of miles away.

The accommodation consists of hall, living room, kitchen, bathroom and two bedrooms. Property has oil fired central heating and is fully double glazed. There is off street parking to the side of the property.

EPC—Band E.

Offers around £115,000

- **Semi-detached cottage**
- **Living room**
- **Kitchen**
- **Bathroom**
- **2 bedrooms**
- **Enclosed garden to the rear**
- **Separate garden across road from front door**
- **Off street parking to the side of property**
- **Oil fired central heating**
- **Double glazing**
- **EPC—Band E**



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email: mail@hannah-homes.co.uk



1 SCHOOL STREET, FEARN

Access to the property is through the wooden front door which opens to:-

ENTRANCE HALL

Wood paneling to ceiling. Carpet and radiator. Window to front of property

LOUNGE

13'9" x 11'11" (4.19m x 3.64m) approx.

Wood paneling to ceiling. Carpet and radiator. Fireplace. Window to front of property. Door to kitchen

KITCHEN

11'8" x 6'7" (3.55m x 2.02m) approx.

Fitted wall and base units with built in extractor hood. Left hand draining stainless steel sink. Tiled above work tops. Washing machine and under counter fridge. Oil boiler. Radiator. Vinyl floor covering. Window to rear and door to back garden.

BATHROOM

9'11" x 5'00" (3.03m x 1.53m) approx.

Three piece suite with over bath electric shower. Wet wall paneling around bath and tiles above wash hand basin. Vinyl floor covering. Radiator. Wood paneling to ceiling and access to loft. Radiator. Window to the rear of the property.

BEDROOM ONE

13'4" x 10'2" (4.06m x 3.10m) approx.

Double bedroom with window to the front of the property. Wood paneling to ceiling. Radiator. Carpeted.

BEDROOM TWO

10'6" x 10'1" (3.20m x 3.09m) approx.

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

OUTSIDE

Enclosed garden to rear with off street parking to the side. Small patio area, graveled area and 2 sheds with power. Oil tank is surrounded by wooden trellis. Front garden is situated across road from front of property. Garden is good size with mature shrubs and hedging. Garden is laid to lawn.

PRICE

Offers around £115,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band A.

VIEWING

By arrangement with the selling agents.

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

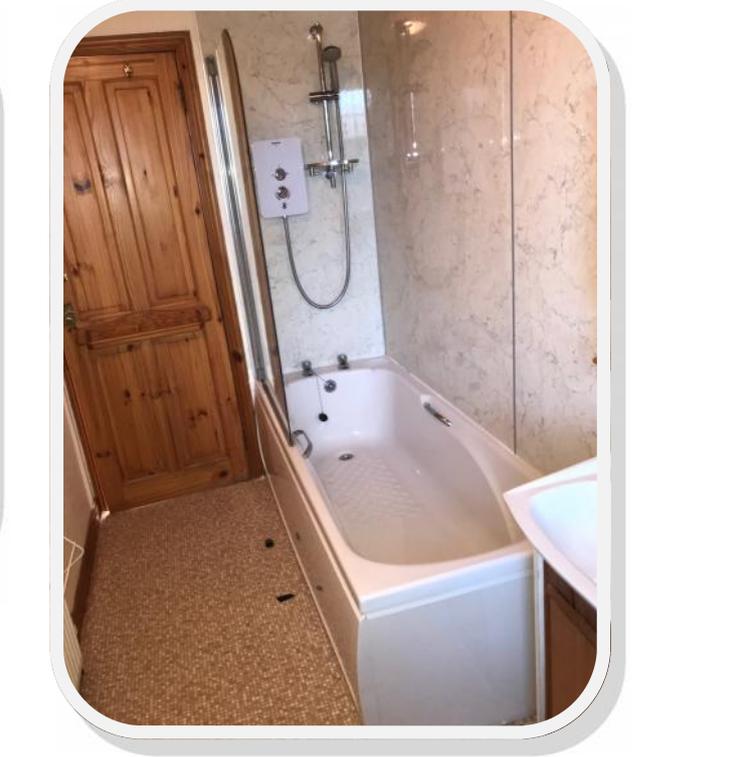
E-mail:- mail@hannah-homes.co.uk

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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