



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**23 MILNAFUA, ALNESS,  
ROSS-SHIRE. IV17 0YP**

This three bedroom end terraced property is located on the outskirts of the Town and within a 15 minute walk to the centre. The property is only a couple of minutes from the main A9 road and is close to Obsdale Primary School.

The accommodation comprises:- hall; W.C; kitchen, living room, dining room/bedroom; bathroom and three bedrooms.

The property has gas central heating and is fully double glazed. It benefits from off street parking to the front of the property. There is an enclosed garden to the rear.

EPC - Band D.

*Offers around £55,000*

- **End terraced property**
- **Living room**
- **Dining room/bedroom**
- **Kitchen**
- **Bathroom**
- **W.C**
- **Three bedrooms**
- **Gas central heating**
- **Double glazing**
- **Enclosed rear garden**
- **Off street parking**



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

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



## **23 MILNAFUA, ALNESS**

### **HALL**

Storage cupboard. Under stairs storage space. Laminate flooring. Radiator.

### **W.C.**

White WC and wash hand basin. Extractor fan. Window to the front of the property. Laminate flooring.

### **KITCHEN**

**11'9" x 9'10" (3.58m x 3.3m) approx.**

Fitted wall and base units. Vinyl floor covering. Stainless steel sink unit. Rear door out. Access to Dining room/ bedroom.

### **LIVING ROOM**

**15'8" x 11'2" (4.78m x 3.42m) approx.**

Window to the front of the property. Laminate flooring. Radiator. Door to:-

### **DINING ROOM / BEDROOM**

**8'6" x 8' (2.61m x 2.44m) approx.**

Window to the rear of the property. Vinyl floor covering. Radiator. Access can be made through to the kitchen.

### **BATHROOM**

**5'6" x 6'2" (1.69m x 1.89m) approx.**

Three piece white suite with shower over bath. Wet wall above bath. Shower screen. Window to the rear of the property.

### **LANDING**

Radiator. Loft access hatch. Linen cupboard. Shelved and railed storage space. Carpeted.

### **BEDROOM ONE**

**11'9" x 10'10" (3.60m x 3.30m) approx.**

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

### **BEDROOM TWO**

**12'9" x 11'9" (3.90m x 3.60m) approx.**

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

### **BEDROOM THREE**

**9'6" x 10'5" at widest point (2.90m x 3.19m) approx.**

Window to the front of the property. Laminate flooring. Radiator.

### **FRONT GARDEN**

Off street parking space.

### **REAR GARDEN**

Enclosed by a fence and mainly laid to gravel.

### **PRICE**

Offers around £55,000

### **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.

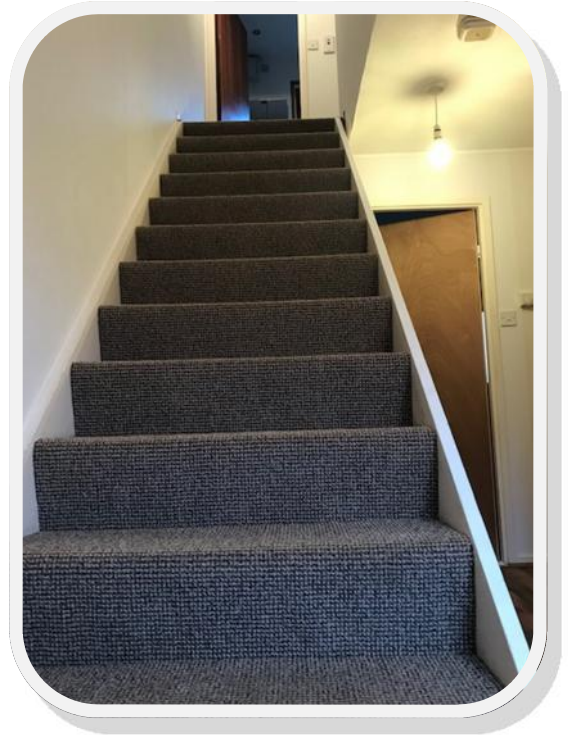
Telephone:- 01349 884411

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

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

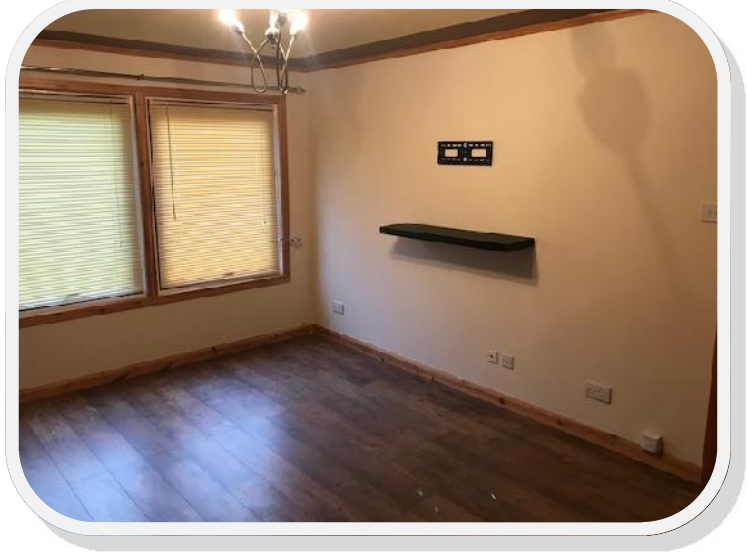
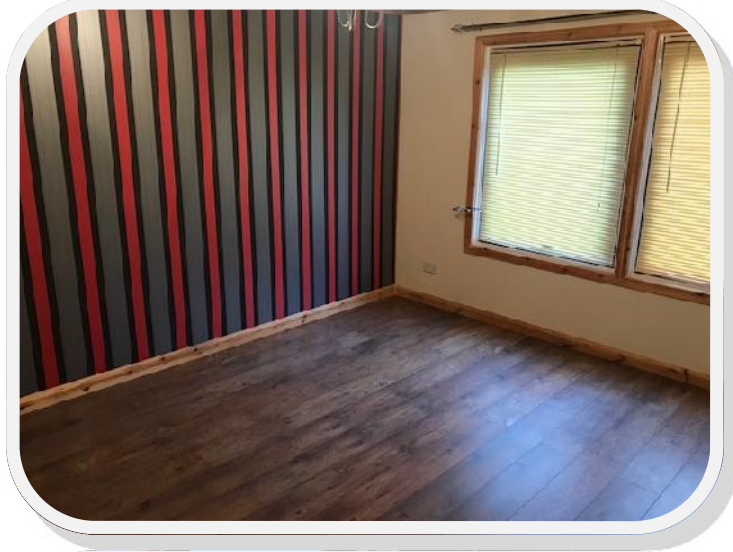
Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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