



HANNAH HOMES

ESTATE & LETTING AGENTS



**109 KIRKSIDE, ALNESS,
ROSS-SHIRE. IV17 0RJ**

Located at the West end of Alness is this two bedroom semi-detached property which is a short walk to Coulhill Primary School. The High Street is approximately 10-15 minutes walk away which has a variety of shops and services including Supermarkets, Chemists, Bank, Churches, Swimming Pool, Golf Course, Leisure Centre, to name a few.

The accommodation comprises entrance hall, lounge/diner, kitchen, two double bedrooms, bathroom and box room.

The property benefits from gas central heating and double glazing. There are enclosed gardens to the front and rear.
EPC—Band D.

Offers around £82,500

- **Semi-detached property**
- **Lounge/diner**
- **Kitchen**
- **Bathroom**
- **Two double bedrooms**
- **Boxroom**
- **Gas central heating**
- **Double glazing**
- **Enclosed front & rear gardens**



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

Tel: 01349 884411
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109 KIRKSIDE, ALNESS

ENTRANCE HALL

Under stairs storage cupboard housing electric meter and fuse box. Coat cupboard. Laminate flooring. Radiator. Half glazed door to:-

LOUNGE / DINER

20'5" x 11' (6.22m x 3.37m) approx.

Window to the front and rear of the property. Gas fire. Laminate flooring. Two radiators. Wall lights. Serving hatch to the kitchen.

KITCHEN

11'4" x 8'6" (3.46m x 2.59m) approx.

Fitted shelved cupboard. Wall and base units. Stainless steel sink unit. Window and door to the rear of the property. Tiled above work tops. Laminate flooring. Radiator.

Head up the stairs to:-

LANDING

Built in double storage cupboard. Radiator. Loft access hatch. Carpeted. Window to the side of the property.

BATHROOM

6'2" x 5'4" (1.89m x 1.64m) approx.

Three piece white suite with shower over bath. Fully tiled walls. Extractor fan. Radiator. Window to the rear of the property. Vinyl floor covering.

BEDROOM ONE

13'7" x 11'3" (4.15m x 3.44m) approx.

Double bedroom with built in linen cupboard. Radiator. Carpeted. Window to the front of the property.

BEDROOM TWO

13'6" x 8'10" (4.13m x 2.70m) approx.

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

BOXROOM

Loft access hatch. Gas boiler and water cylinder. Carpeted. Window to the front of the property.

FRONT GARDEN

Enclosed by a fence and laid to grass.

REAR GARDEN

Enclosed by a fence and laid to grass. Garden shed.

PRICE

Offers around £82,500

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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