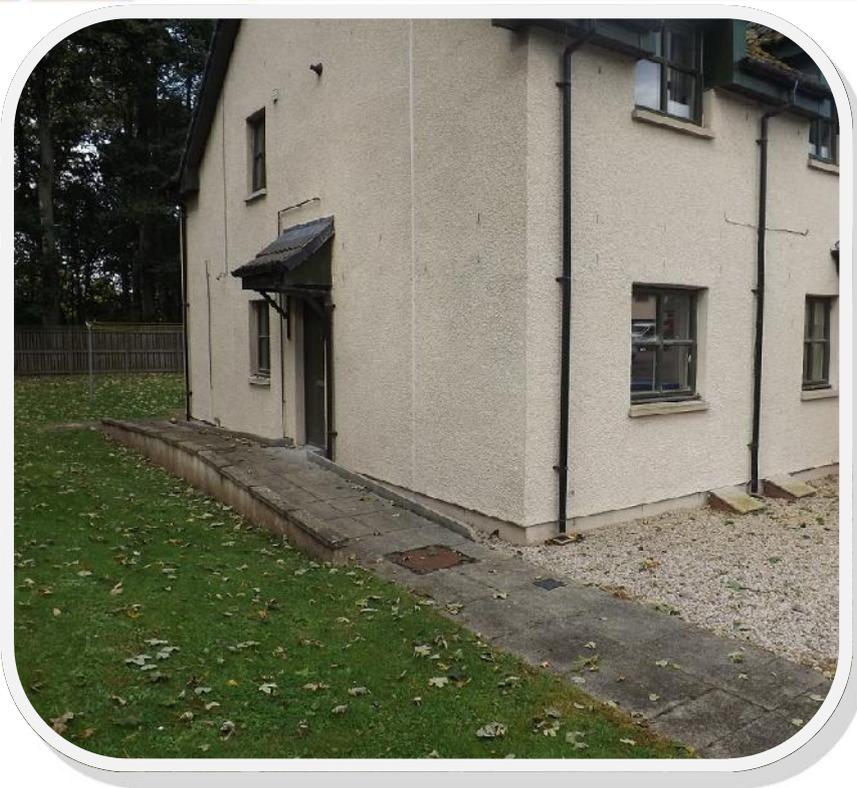




HANNAH HOMES

ESTATE & LETTING AGENTS



6 TEANINICH PADDOCK, TEANINICH, ALNESS, ROSS-SHIRE, IV17 0NA

This two bedroom ground floor flat is located in the popular residential area of Teaninich Paddock. The accommodation comprises entrance vestibule, hall, open plan living room and kitchen, bathroom and two bedrooms.

The property has gas central heating and double glazing throughout.

The property is within a 10-15 minute walk to the High Street, which has a variety of shops and services including Supermarkets, Optician, Florist, Health Centre, Churches, Primary Schools, Secondary School, Swimming Pool, Golf Course, etc.

EPC—Band C.

Fixed price £85,000

- **Ground floor flat**
- **Open plan kitchen and living room**
- **Bathroom**
- **Two bedrooms**
- **Double glazing**
- **Gas central heating**
- **Communal garden with drying area**
- **Communal parking**



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

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



6 TEANINICH PADDOCK, TEANINICH, ALNESS

Entry to the property is through the only door to the flat:-

ENTRANCE VESTIBUE

Radiator. Laminate flooring. Door to:-

HALL

Radiator. Laminate flooring. Walk in storage cupboard housing water tank.

BATHROOM

9'8" x 5'11" (2.95m x 1.81m) approx.

Three piece white suite with shower over bath. Tiled above bathroom fixtures. Extractor fan. Vinyl floor covering. Linen cupboard. Window to the side.

OPEN PLAN KITCHEN / LIVING ROOM

KITCHEN AREA—10'6" x 9'7" (3.21m x 2.94m) approx.

Fitted wall and base units. Stainless steel sink unit. Gas cooker, washing machine, tumble dryer. Tiled above work-tops. Laminate flooring. Radiator. Gas boiler and control panel. Window to the rear.

LIVING ROOM—13'5" x 12'11" (4.09m x 3.96m) approx.

Radiator. Laminate flooring. TV aerial point. BY point. Window to the rear.

BEDROOM ONE

10'8" x 9'8" (3.27m x 2.96m) approx.

Built in wardrobe. Radiator. Carpeted. Window to the front.

BEDROOM TWO

10'10" x 6'9" (3.32m x 2.05m) approx.

Built in wardrobe. Carpeted. Radiator. Window to the front.

OUTSIDE

Communal parking to the front.

PRICE

Fixed price £85,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band C.

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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