



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



50 TEANINICH STREET, ALNESS,  
ROSS-SHIRE, IV17 0RE

This spacious, semi-detached property is located at the West end of the Town on Teaninich Street and is about a 10 minute walk to the Award winning High Street and most amenities which include Primary and Secondary Schools, Churches, Health Centre, Golf Course, Supermarkets, etc. The property benefits from oil central heating, a wood burner and double glazing.

The accommodation comprises: hall; kitchen; dining room/bedroom 4; lounge—all on the ground floor, with bathroom and three bedrooms, upstairs.

There are enclosed gardens to the front and rear of the property. On street parking is available to the front.

EPC— Band D

*Offers in the region of £125,000*

- **Semi-detached property**
- **Lounge with wood burner**
- **Kitchen**
- **Bathroom**
- **Dining room/bedroom 4**
- **Three bedrooms**
- **Oil central heating**
- **Double glazing**
- **Enclosed front & rear gardens**
- **On street parking to the front**



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

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## **50 TEANINICH STREET, ALNESS**

Entry to the property is through the front door which opens to:-

### **HALL**

Cloak cupboard. Radiator. Click flooring.

### **LOUNGE**

**14' x 12'8" (4.38m x 3.87m) approx.**

Multi fuel Aga stove. Radiator. Carpeted. Window to the front of the property. Cover ceiling.

### **DINING ROOM/BEDROOM FOUR**

**14'5" x 9'5" (4.41m x 2.89m) approx.**

Walk in cupboard. Feature fireplace with electric fire. Window to the front and rear of the property. Carpeted. Radiator. Cover ceiling.

### **KITCHEN**

**12'7" x 8'6" (3.86m x 2.59m) approx.**

Hand painted traditional built bespoke timber fitted kitchen with integrated dishwasher and washing machine. Double electric oven and induction hob with stainless steel extractor hood over. Double drain sink unit with mixer tap. Radiator. Tiled above work tops. Small wall mounted cupboard housing electric meter and fuse box. Rear door out. Window to the rear.

*Head back through to the hall and head up the split level stairs case to:-*

### **LANDING**

Carpeted. Linen cupboard. Loft access hatch.

### **BEDROOM ONE**

**14'6" x 9'6" at widest point (4.43m x 2.90) approx.**

Double bedroom with built in wardrobe. Windows to the front and rear of the property. Carpeted. Radiator.

### **BEDROOM TWO**

**12'8" x 12' at widest point (3.87m x 3.66m) approx.**

Double bedroom with built in wardrobe. Windows to the side and rear of the property. Radiator. Carpeted.

### **BEDROOM THREE**

**11'2" x 7'7" (3.40m x 2.31m) approx.**

Built in wardrobe. Window to the rear of the property. Wardrobe. Vinyl floor covering.

### **BATHROOM**

**7'3" x 4'6" (2.23m x 1.39m) approx.**

Three piece white suite with electric shower over bath with shower screen. Wet wall behind bathroom fixtures. Heated towel rail. Window to the rear of the property.

### **FRONT GARDEN**

Enclosed garden. Laid to gravel with paved path to the front door.

### **REAR GARDEN**

Fully enclosed with patio area. Steps leading up to a lawn area.

### **PRICE**

Offers in the region of £125,000

### **ENTRY**

Flexible by arrangement.

### **COUNCIL TAX**

Currently a Band B.

### **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 ESTATE & LETTING AGENTS LTD.**

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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