



HANNAH HOMES

ESTATE & LETTING AGENTS



**214 FIRHILL, ALNESS,
ROSS-SHIRE, IV17 0RX**

This mid-terraced property is located just a short walk to the Primary School and small Supermarket. The property is in need of some modernisation and has partial electric storage heating, which is recommended to be replaced.

The accommodation comprises: hall; living room; kitchen; dining room; utility room; bathroom and two double bedrooms.

The property is within a 10-15 minute walk to the Town centre which has a variety of shops and services including optician, Health Centre, Golf Course, Florist, Churches, Leisure Centre, etc. There is a supermarket close by and a Primary School just minutes from the property. EPC— E

FIXED PRICE £69,995

- **Mid terraced property**
- **Living room**
- **Kitchen**
- **Dining room**
- **Utility room**
- **Two double bedrooms**
- **Bathroom**
- **Front & rear gardens**
- **Double glazing**
- **Electric storage/panel heaters**



Hannah Homes
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IV17 0PS

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

Zoopla.co.uk
Smarter property search

214 FIRHILL, ALNESS

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

HALL

Under stairs storage space with wall mounted cupboard housing electric meter and fuse box. Storage heater. Storage cupboard.

LIVING ROOM

12'4" x 11'4" (3.76m x 3.47m) approx.

Windows to the front of the property. TV aerial point. Dimplex heater. French doors opening to:-

DINING ROOM

11' x 8'8" (3.36m x 2.64m) approx.

Storage heater. Door to kitchen and utility room.

UTILITY ROOM

9'10" x 4'11" (3m x 1.52m) approx.

Wall and base units. Plumbed for washing machine. Rear door out.

KITCHEN

8'6" x 8'1" (2.60m x 2.48m) approx.

Fitted wall and base units. Built in double oven, hob and extractor hood. Stainless steel sink unit. Tiled above work tops. Window to the rear of the property.

LANDING

Two storage cupboards. Loft access hatch.

BEDROOM ONE

17' at longest point x 10'9" (5.27m x 3.28m) approx.

Double bedroom with window to the front of the property. Storage heater.

BEDROOM TWO

12'6" x 11'2" (3.81m x 3.41m) approx.

Double bedroom with built in wardrobe. Window to the rear of the property. Storage heater.

BATHROOM

6'7" x 5'6" (2.02m x 1.69m) approx.

Three piece white suite. Partially tiled walls. Wall mounted heater/light. Window to the rear of the property.

REAR GARDEN

Fully enclosed with garden shed.

FRONT GARDEN

Mature shrubs and paved path.

SERVICES

Mains electric, telephone, water and drainage.

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently Band A.

EPC RATING

Band E

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.

Tel:- 01349 884411

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

Website:- www.hannah-homes.co.uk

Our properties also feature on www.primelocation.com; www.zoopla.co.uk, www.s1homes.com and our facebook page.

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