



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**94 COUL PARK, ALNESS,
ROSS-SHIRE. IV17 0RB**

This mid terraced property is just a 10-15 minute walk to the Award winning High Street of Alness. There is a Primary School within a few minutes walk from the property.

The accommodation comprises: entrance vestibule, hall, living room, kitchen, bathroom and three bedrooms. The property has electric storage/panel heating and is fully double glazed. There are enclosed front and rear gardens

Coul Park is within walking distance to most services and amenities the Town has to offer including Health Centre, Primary and Secondary Schools, Supermarkets, Swimming Pool, Golf Course, Churches, etc.

EPC - Band E.

FIXED PRICE £74,000

- **Mid terraced property**
- **Entrance vestibule**
- **Living room**
- **Kitchen**
- **Bathroom**
- **Three bedrooms**
- **Electric storage & panel heating**
- **Double glazing**
- **Enclosed front & rear gardens**
- **Walking distance to the**



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

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94 COUL PARK, ALNESS

ENTRANCE VESTIBULE

Walk in storage cupboard.

LIVING ROOM

14'9" x 12'2" (4.49m x 3.71m) approx.

Storage heater. Window to the front of the property. Carpeted.

HALL

Under stairs storage cupboard housing electric meter and fuse box. Cloak cupboard. Laminate flooring.

KITCHEN

12'11" x 11'4" (3.94m x 3.46m) approx.

Fitted wall and base units. Washing machine, tumble dryer, cooker and fridge freezer included. Window to the rear of the property. Built in shelved cupboard. Storage heater. Vinyl floor covering.

LANDING

Loft access hatch. Carpeted.

BATHROOM

6'3" x 6'1" (1.91m x 1.86m) approx.

Three piece suite with shower over bath. Tiled walls and floor. Window to the rear of the property.

BEDROOM ONE

11'8" x 11'4" (3.56m x 3.46m) approx.

Built in shelved cupboard. Carpeted. Storage heater. Window to the rear of the property.

BEDROOM TWO

13'6" x 9'1" (4.11m x 2.78m) approx.

Storage heater. Window to the front of the property. Carpeted.

BEDROOM THREE

8'6" x 8'3" (2.59m x 2.52m) approx.

Storage heater. Carpeted. Window to the front of the property.

FRONT GARDEN

Enclosed and laid to paving slabs.

REAR GARDEN

Enclosed by a fence. Laid to paving slabs. Wooden shed.

PRICE

Fixed price £74,000

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

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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