



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**78 KIRKSIDE, ALNESS,
ROSS-SHIRE. IV17 0RR**

This semi-detached property is located at the West end of Alness which is a short walk to Coulhill Primary School. The Award Winning High Street is approximately 10-15 minutes walk away which has a variety of shops and services including Supermarkets, Chemists, Banks, Churches, Swimming Pool, Golf Course, Leisure Centre and much more.

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

The property has electric storage/panel heating and double glazing. There are enclosed gardens to the front, side and rear.
EPC—Band E.

Offers around £86,000

- **Semi-detached property**
- **Living room**
- **Kitchen**
- **Bathroom**
- **Two bedrooms**
- **Box room**
- **Electric storage & panel heating**
- **Double glazing**
- **Enclosed front, side & rear gardens**



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

Tel: 01349 884411
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78 KIRKSIDE, ALNESS

Entry to the property is along the front garden path which leads to the front door.

HALL

Cloak cupboard. Under stairs storage cupboard. Storage heater. There is a stair lift fitted which will be removed if required. Carpeted.

LIVING ROOM

20'5" x 11' (6.23m x 3.37m) approx.

Windows to the front and rear of the property. Two storage heaters. Focal point fireplace. Carpeted.

KITCHEN

11'5" x 8'5" (3.49m x 2.58m) approx.

Wall and base units. Extractor hood above cooker. Storage heater. Carpeted. Rear door out. Cooker, washing machine, fridge and microwave included.

LANDING

Loft access hatch. Carpeted. Window to the side of the property.

BATHROOM

6'3" x 5'7" (1.90m x 1.7m) approx.

Three piece white suite with electric shower over bath. Blow heater. Vinyl floor covering. Window to the rear of the property.

BEDROOM ONE

13'6" x 8'10" (4.13m x 2.71m) approx.

Double bedrooms with built in wardrobe. Panel heater. Window to the rear of the property. Carpeted.

BEDROOM TWO

13'6" x 11'2" (4.12m x 3.42m) approx.

Double bedroom. Panel heater. Carpeted. Window to the front of the property.

BOX ROOM

6'2" x 4'2" (1.90m x 1.29m) approx.

Loft access hatch. Panel heater. Carpeted.

OUTSIDE

Front, side and rear gardens enclosed by a fence. Gardens laid to grass. Garden shed to the rear.

PRICE

Offers around £86,000

ENTRY

Flexible by arrangement.

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.

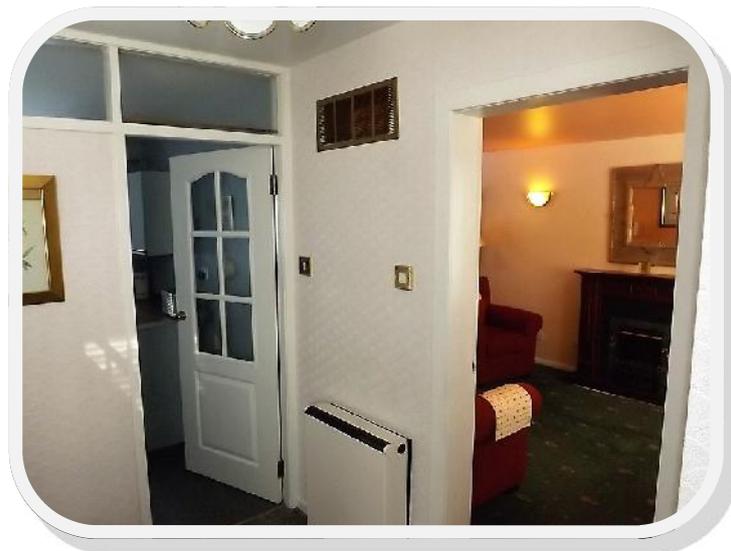
Telephone:- 01349 884411

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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