



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**23B AVERON ROAD, ALNESS,  
ROSS-SHIRE. IV17 0SJ**

This mid terraced property is situated just off the award winning High Street, in the Easter Ross Town of Alness. Alness is approx. 25 minutes drive North of the City of Inverness. The property is convenient for all the amenities that Alness has to offer including Supermarkets, Shops, Health Centre, Dentists, Library, Churches, Schools, Rail Station, etc.

The property has enclosed front and rear gardens and there is off street parking to the rear.

Accommodation comprises:- hall; living room; kitchen/diner; rear hall; two bedrooms and shower room. The property benefits from gas central heating and is double glazed throughout. There is a store to the rear.

EPC—Band D.

*Offers around £100,000*

- **Mid terraced property**
- **Living room**
- **Kitchen/diner**
- **Shower room**
- **Two bedrooms**
- **Gas central heating**
- **Double glazing**
- **Off street parking to the rear**
- **Walking distance to the High Street & most other amenities**



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

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



## **23B AVERON ROAD, ALNESS**

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

### **HALL**

Radiator. Laminate floor covering.

### **LIVING ROOM**

**12'9" x 12'8" (3.90m x 3.87m) approx.**

Radiator. Gas fire. Laminate floor covering. Window to the front of the property.

### **KITCHEN**

**11'11" x 9'11" (3.64m x 3.03m) approx.**

Fitted wall and base units. Stainless steel sink unit. Electric oven and hob. Extractor hood above hob. Dishwasher included. Radiator. Xpelair extractor fan. Vinyl floor covering. Window to the rear of the property.

### **REAR HALL**

Radiator. Wall mounted cupboard housing electric meter and fuse box. Walk in storage cupboard. Rear door out.

### **LANDING**

Loft access hatch, Ramsay ladder access. Cupboard housing water tank. Carpeted.

### **SHOWER ROOM**

**6'3" x 5'11" (1.91m x 1.82m) approx.**

Corner shower cubicle. Partially tiled walls. Radiator. Vinyl floor covering. Extractor fan. Window to the rear of the property.

### **BEDROOM ONE**

**12'8" x 11'4" (3.88m x 3.46m) approx.**

Double bedroom with fitted double wardrobe. Shelved cupboard. Carpeted. Radiator. Window to the front of the property.

### **BEDROOM TWO**

**9'8" x 9'4" (2.96m x 2.85m) approx.**

Built in double wardrobe. Radiator. Carpeted.

### **REAR GARDEN**

Enclosed garden, laid to gravel and paving slabs. Shed.

### **FRONT GARDEN**

Enclosed. Laid to gravel with paved path.

### **PRICE**

Offers around £100,000

### **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

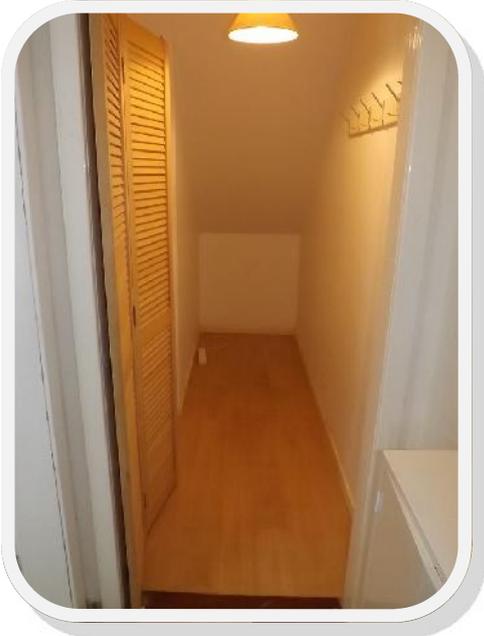
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Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

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.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

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