



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**31 KIRKSIDE, ALNESS,
ROSS-SHIRE, IV17 0RP**

This mid terraced property is located at the West end of Alness and is within walking distance to Coulhill Primary School. The High Street is approximately 10-15 minutes walk away which has a variety of shops and services including Supermarkets, Chemists, Bank, Churches, Swimming Pool, Golf Course, Leisure Centre, to name a few.

The accommodation comprises entrance hall, living room, dining room/bedroom 3, kitchen, two double bedrooms, bathroom and box room.

The property benefits from gas central heating and double glazing. There are enclosed gardens to the front and rear of the property.
EPC—Band D.

OFFERS AROUND £99,500

- **Mid terraced property**
- **Living room**
- **Dining room/bedroom 3**
- **Kitchen**
- **Hall**
- **Bathroom**
- **Two double bedrooms**
- **Box room**
- **Enclosed front & rear gardens**
- **Gas central heating**



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

Tel: 01349 884411
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31 KIRKSIDE, ALNESS

HALL

Under stairs storage cupboard housing electric meter and fuse box. Cloak cupboard. Radiator. Carpeted.

LIVING ROOM

13'3" x 11'1" (4.05m x 3.38m) approx.

Window to the front of the property. Laminate flooring. TV aerial point. Radiator.

DINING ROOM/BEDROOM 3

11' x 6'9" (3.37m x 2.07m) approx.

Window to the rear of the property. Laminate flooring. Radiator.

KITCHEN

11'8" x 8'5" (3.57m x 2.57m) approx.

Fitted wall and base units. Tiled above work tops. Round stainless steel sink unit. Stainless steel extractor hood above gas cooker, which is included in the sale. Laminate flooring. Door to the rear garden.

Head up the stairs.

LANDING

Carpeted. Radiator. Linen cupboard. Loft access hatch with Ramsay ladder. The loft is partially floored and has power and light.

BATHROOM

8'11" x 5'6" (2.73m x 1.69m) approx.

Three piece white bathroom suite with power shower over bath. Shower screen. Tiled walls. Vinyl floor covering. Extractor fan. Sunken spotlights. Window to the rear of the property.

BEDROOM ONE

13'7" x 11'3" (4.14m x 3.45m) approx.

Double bedroom with window to the front of the property. Ceiling fan/light. Radiator. Carpeted.

BEDROOM TWO

8'11" x 13'6" at widest point (2.73m x 4.11m) approx.

Double bedroom with window to the rear of the property. Radiator. Carpeted.

BOX ROOM

Boiler. Laminate flooring. Window to the front of the property.

REAR GARDEN

Timber shed. Laid to grass and paving slabs.

FRONT GARDEN

Laid to grass with paved path.

PRICE

Offers around £99,500

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band A.

VIEWING

By arrangement with the selling agents only.

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

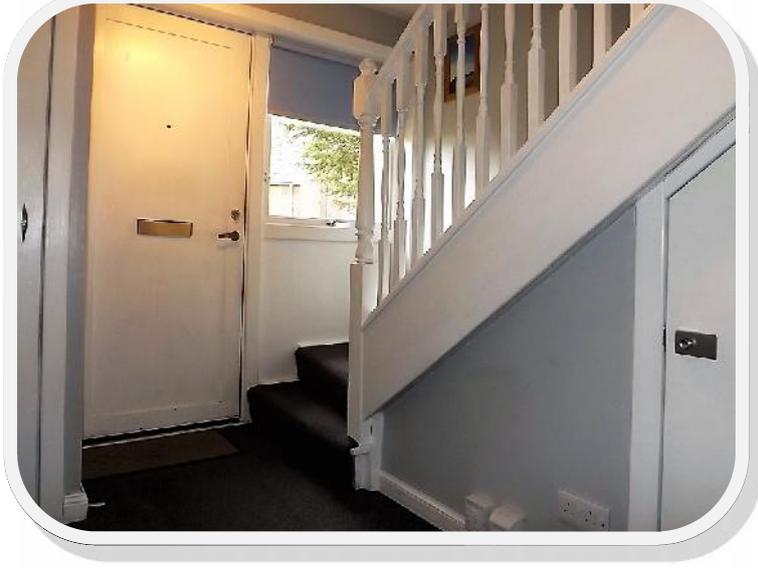
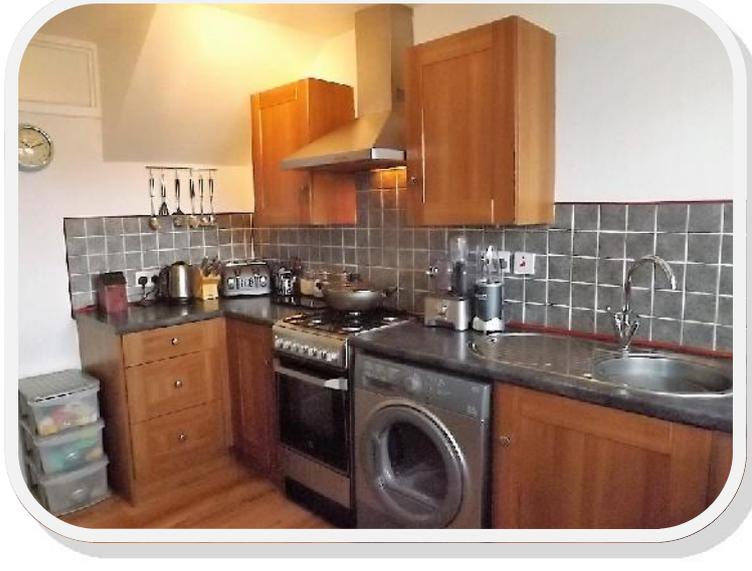
Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.



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