



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**100 SHILLINGHILL, ALNESS,
ROSS-SHIRE, IV17 0TA**

This semi-detached property is located in the popular residential area of Shillinghill, which is within walking distance to Bridgend Primary School, the High Street and many other amenities the award winning Town has to offer. These include Secondary School, Supermarkets, Health Centre, Golf Course, Dentists and much more.

The accommodation comprises entrance hall, living room/diner, kitchen, bathroom and three bedrooms.

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.

FIXED PRICE £98,000

- **Semi-detached property**
- **Living room/diner**
- **Kitchen**
- **Hall**
- **Bathroom**
- **Three bedrooms**
- **Enclosed front & rear gardens**
- **Gas central heating**
- **Double glazing**



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

Tel: 01349 884411
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100 SHILLINGHILL, ALNESS

HALL

Carpeted. Radiator. Glazed door opening to:-

LIVING ROOM/DINER

20'5" x 11' (6.23m x 3.36m) approx.

Windows to the front and rear of the property, with venetian blinds. Laminate flooring. Coved ceiling.

KITCHEN

14'2" x 8'5" (4.34m x 2.57m) approx.

Fitted wall and base units. Tiled above work tops. Under stairs storage cupboard housing electric meter and fuse box. Two other built in cupboards. Breakfast bar. Window and door to the rear of the property.

Head up the carpeted stairs.

LANDING

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

BATHROOM

6'5" x 5'5" (1.96m x 1.66m) approx.

Three piece white suite with electric shower over bath. Shower screen. Extractor fan. Vinyl floor covering. Radiator. Window to the rear of the property.

BEDROOM ONE

14' x 8'7" (4.28m x 2.63m) approx.

Double bedroom with window to the rear of the property. Wardrobe with curtain over. Radiator. Carpeted. Cover ceiling.

BEDROOM TWO

14' at longest point x 11'6" (4.28m x 3.52m) approx.

Double bedroom with window to the front of the property with venetian blind. Radiator. Carpeted. Coved ceiling.

BEDROOM THREE

8'2" x 11'7" at widest point (2.50m x 3.55m) approx.

Window to the front of the property. Radiator. Carpeted.

REAR GARDEN

Enclosed, laid to gravel and paving slabs.

FRONT GARDEN

Enclosed and laid to gravel.

PRICE

Fixed price £98,000

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

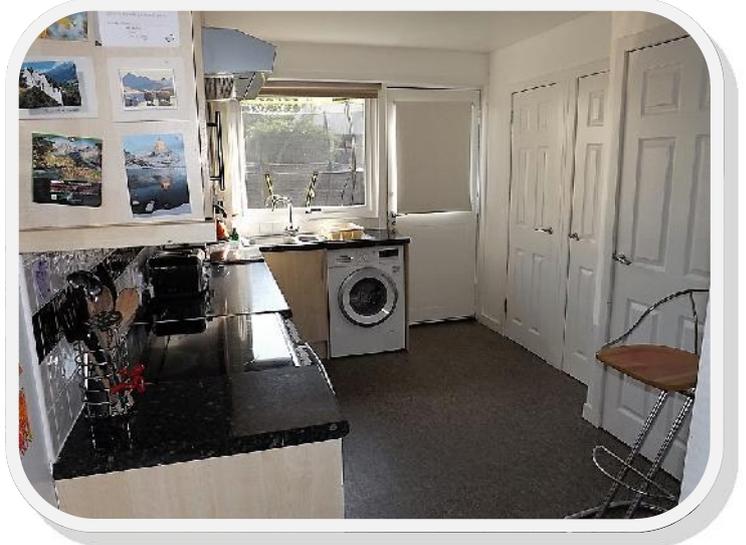
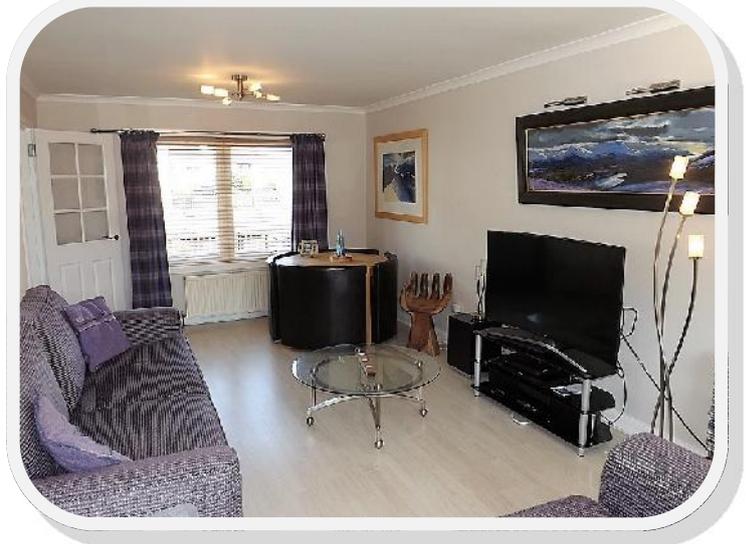
Website:- www.hannah-homes.co.uk

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

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