



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**1 WESTBROOK, ALNESS,  
ROSS-SHIRE. IV17 0XE**

Located on the outskirts of Alness, on the 'Corkscrew Road', is this end terraced property. The property is within a 20 minute walk to the High Street which offers a variety of shops including Supermarket, hairdressers, butchers, Churches, Primary and Secondary Schools and much more.

The accommodation comprises: hall, living room, kitchen, bathroom and 2 double bedrooms. The property has electric heaters and is double glazed. Off street parking to the front of the property.

EPC—Band E

*Offers around £115,000*

- **Semi-detached property**
- **Living room**
- **Kitchen**
- **Bathroom**
- **Two double bedrooms**
- **Electric heaters**
- **Double glazing**
- **Off street parking to the front**
- **Semi-rural location**



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

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



## **1 WESTBROOK, ALNESS**

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

### **HALL**

Carpeted. Panel heater.

### **LIVING ROOM**

**16'2" x 9'7" (4.94m x 2.94m) approx.**

Window to the front of the property with vertical blind. Electric heater. TV aerial and BT points. Carpeted.

### **KITCHEN**

**16'2" x 7'5" at widest point (4.94m x 2.26m) approx.**

Fitted wall and base units. Stainless steel sink unit. Window to the front of the property. Tiled above worktops. Part carpeted, part vinyl floor covering. Shelved cupboard. Under stairs storage cupboard with electric meter and fuse box. Panel heater.

### **LANDING**

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

### **BATHROOM**

**8' x 6'4" (2.44m x 1.93m) approx.**

Three piece white suite with electric shower over bath. Heated towel rail. Window to the front of the property. Linen cupboard housing water tank.

### **BEDROOM ONE**

**10'4" x 11' (3.15m x 3.37m) approx.**

Double bedroom with walk in wardrobe. Panel heater. Carpeted. Window to the side of the property.

### **BEDROOM TWO**

**11'1" x 10'2" (3.38m x 3.11m) approx.**

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

### **OUTSIDE**

Open plan graveled area with off street parking. Drying area. Garden shed.

### **PRICE**

Offers around £115,000

### **ENTRY**

Flexible by arrangement.

### **COUNCIL TAX**

Currently a Band B.

### **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](mailto:mail@hannah-homes.co.uk)

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.

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