



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



15 WEST NEWFIELD PARK, ALNESS,
ROSS-SHIRE, IV17 0PQ

Located in the popular residential area of West Newfield Park is this two bedroom semi-detached bungalow, which is within a 10-15 minute walk to the High Street. Obsdale Primary School is a short walk away.

The property benefits from gas central heating and double glazing. The accommodation consists of hall-way, living room, kitchen/diner, bathroom and two double bedrooms, both with wardrobes.

There is an enclosed garden to the rear of the property, mainly laid to grass with mature trees and shrubs offering some privacy.

This would be an ideal first time purchase or a buy to let property.

EPC—Band C.

Offers over £130,000

- **Semi-detached bungalow**
- **Kitchen/diner**
- **Living room**
- **Two double bedrooms with wardrobes**
- **Bathroom**
- **Gas central heating**
- **Front & rear gardens**
- **Driveway**
- **Garden shed with power and light**



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

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HALL

UPVC front door. Two storage cupboards, one housing the electric meter and fuse box. Loft access hatch. Carpeted. Radiator.

LIVING ROOM

13'7" x 12'1" (4.15m x 3.69m) approx.

Window to the front of the property. Central heating control panel. Carpeted. Radiator.

KITCHEN/DINER

11' x 10'11" (3.35m x 3.18m) approx.

Fitted wall and base units with built in electric oven and gas hob. Stainless steel extractor hood above hob. Plumbed for a washing machine. Tiled above work tops. Window to the side of the property. French doors opening to the rear garden. Gas boiler. Radiator. Vinyl floor covering.

BATHROOM

7'2" x 6'7" (2.20m x 2.02m) approx.

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

BEDROOM ONE

10'9" x 10'6" (3.28m x 3.21m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Radiator. Window to the rear of the property. Carpeted.

BEDROOM TWO

10'6" x 10'1" (3.21m x 3.07m) approx.

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

FRONT GARDEN

Open plan garden and laid to grass, with a paved path leading to the front door. Driveway to the side.

REAR GARDEN

Enclosed garden and mainly laid to grass with mature tree and shrub borders, offering some privacy. There is a wooden shed to the side of the property with power and light. Outside tap.

PRICE

Offers over £130,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band C.

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:-**

16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

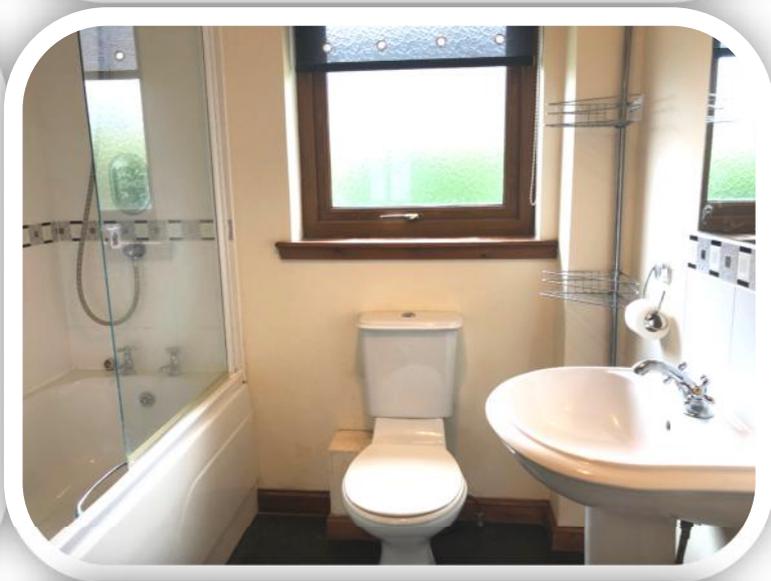
E-mail:- mail@hannah-homes.co.uk

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

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

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