



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**58 AVERON ROAD, ALNESS,
ROSS-SHIRE, IV17 0SJ**

This spacious detached bungalow is within walking distance to the High Street and most services and amenities the Town has to offer. The property has fully enclosed gardens to the front and rear of the property with off street parking for several vehicles.

The accommodation comprises:- Hallway, Lounge, Kitchen/Diner, Utility Room, Bathroom and Three Bedrooms, one with En-Suite Shower Room. The bungalow benefits from gas central heating and double glazing throughout.

The property is situated on Averon Road which runs parallel to the multi award winning High Street Alness itself has supermarkets, a wide variety of shops, Medical Centre, dentists, Primary and Secondary Schools, Golf Course, etc. The Town is approx. 25 minutes drive North of the City of Inverness which has good connections to the rest of the U.K. by road, rail and air.

EPC—Band C.

Offers over £180,000

- **Detached bungalow**
- **Lounge**
- **Kitchen/diner**
- **Hallway**
- **Bathroom**
- **Utility Room**
- **Three bedrooms—one en-suite**
- **Gas central heating**
- **Double glazing**
- **Off street parking for several vehicles**
- **Enclosed gardens**



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

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



58 AVERON ROAD ALNESS

Entry to the property is through the solid wood front door with frosted glass windows which open to:-

HALLWAY

24' x 4' (7.40m x 1.23m) approx.

Two storage cupboards, one housing electric meter and fuse box. Sunken ceiling spotlights. Radiator. Vinyl floor covering. Loft access hatch leading to partially floored loft with power and light. Glass panel door to:-

LOUNGE

14'10" x 14'8" (4.52m x 4.48m) approx.

Double aspect windows. BT, TV and satellite points. Radiator. Dimmer light switch. Carpeted.

KITCHEN/DINER

18'7" x 14'8" (5.66m x 4.48m) approx.

Fitted wall and base units. Four ring gas hob with stainless steel extractor fan above. Built in oven. Tiled above work tops. 1½ stainless steel sink unit with mixer tap. Two windows to the side with roller blinds. Vinyl floor covering. Door to:-

UTILITY ROOM

11'2" x 5'3" (3.43m x 1.62m) approx.

Work top with space for washing machine and tumble dryer below. Central heating boiler. Vinyl floor covering. Window to the rear with vertical blind. Rear door out.

Go back through to the hall.

BEDROOM ONE

12'9" x 11'8" (3.89m x 3.57m) approx.

Double bedroom with window to the rear of the property. Built in double wardrobes with sliding mirror doors. Radiator. TV aerial point. Carpeted. Door to:-

EN-SUITE SHOWER ROOM

6'7" x 5'11" (2.00m x 1.81m) approx.

White suite including WC and Wash hand basin. Low level access shower with hand rail and seat. 'Wet wall' in shower cubicle. Non slip flooring. Extractor fan. Window to the side of the property with roller blind. Radiator.

BEDROOM TWO

10'2" x 9'11" (3.09m x 3.03m) approx.

Double bedroom with fitted double wardrobe – shelved and railed. Radiator. Carpeted. Window to the front of the property.

BEDROOM THREE

10'1" x 8'3" (3.09m x 2.53m) approx.

Double wardrobe – shelved and railed. Window to the side of the property. TV aerial point and BT point. Radiator. Carpeted.

BATHROOM

9'4" x 8'6" at widest point (2.85m x 2.60m) approx.

Three piece white suite including WC, Bath and Wash hand basin. Power shower over bath with shower screen. Tiled above bath. Sunken ceiling spotlights. Extractor fan. Window to the side of the property. Vinyl floor covering.

FRONT GARDEN

Fully enclosed and mainly laid to lawn. Garden shed and greenhouse. Ramp access with hand rail. External light.

REAR GARDEN

Parking for several vehicles. Outside tap. External light.



58 AVERON ROAD, ALNESS

PRICE

Offers over £180,000

ENTRY

Flexible by arrangement.

COUNCIL TAX

Band D.

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

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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