



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD

# REDUCED PRICE



**ROSE COTTAGE (WEST), MILTON, KILDARY,  
ROSS-SHIRE, IV18 0NQ**

Located in the conservation area of the village of Milton is this semi-detached traditional cottage with three bedrooms. Milton has a Primary School, small grocery store and a pub, with secondary schooling in nearby Invergordon or Tain.

The accommodation comprises:- entrance vestibule; living room/dining room; kitchen; bathroom and three bedrooms. Gardens to the front and rear of the cottage. There is a feature spiral staircase in the living room.

There is solid fuel heating and double glazing.

EPC—Band F.

*Offers around £105,000*

- **Semi-detached cottage**
- **Living room/dining room**
- **Kitchen**
- **Bathroom**
- **Three bedrooms**
- **Solid fuel heating**
- **Double glazing**
- **On street parking**
- **Front & rear gardens**
- **Short walk to the village shop**



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

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



## **ROSE COTTAGE (WEST), MILTON**

Entry to the property is through the front door which opens to the entrance vestibule.

### **LIVING ROOM/DINING ROOM**

**20'11" x 13'4" (6.39m x 4.08m) approx.**

Feature spiral staircase. Open fire. Laminate flooring. Windows to the front of the cottage.

### **KITCHEN**

**14'9" x 5'6" (4.52m x 1.69m) approx.**

Fitted wall and base units. Vinyl floor covering. Ceramic hob. Washing machine and fridge freezer. Stainless steel sink unit.

*Head back through to the living room/dining room and go up the spiral staircase which takes you to the landing.*

### **BEDROOM ONE**

**13'9" x 11'6" (4.21m x 3.5m) approx.**

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

### **BEDROOM TWO**

**10'4" x 8'9" (3.17m x 2.67m) approx.**

Double bedroom with built in cupboards, one housing the hot water tank. Radiator. Window to the front of the cottage. Carpeted.

### **BEDROOM THREE**

**11'8" x 6'5" (3.56m x 1.97m) approx.**

Single bedroom with fitted wardrobe. Radiator. Window to the front of the cottage. Carpeted.

### **BATHROOM**

**9'4" x 5'6" (2.84m x 1.68m) approx.**

Three piece suite with shower over bath. Vinyl floor tiles. Radiator.

### **OUTSIDE**

Gardens to the front and rear, mature shrubs.

### **PRICE**

Offers around £105,000

### **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, AIness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

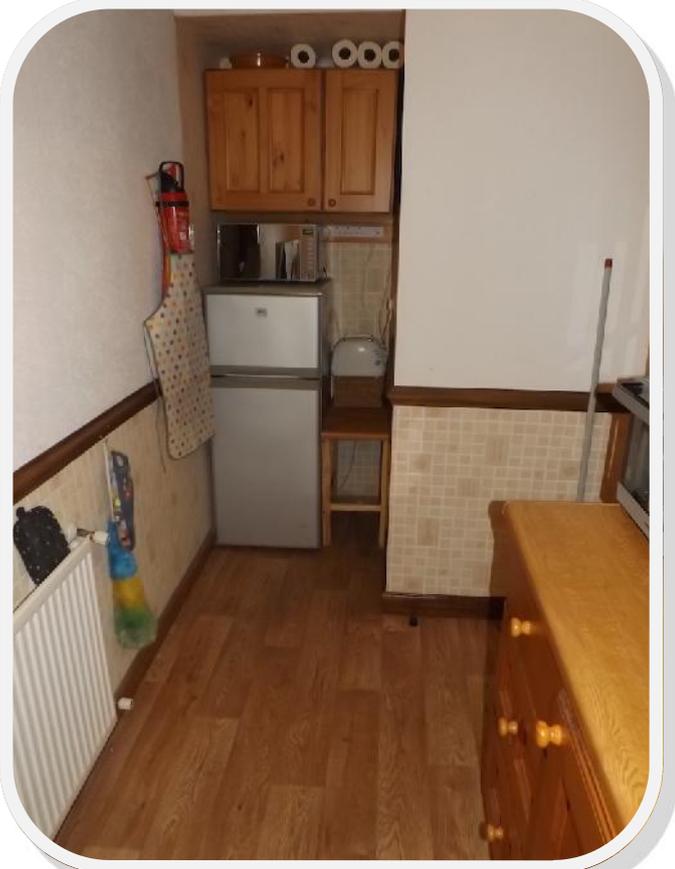
E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

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.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

**ROSE COTTAGE WEST, MILTON**



**ROSE COTTAGE WEST, MILTON**

