



HANNAH HOMES

ESTATE & LETTING AGENTS



10 TEANINICH Paddock, TEANINICH, ALNESS, ROSS-SHIRE, IV17 0NA

This modern, three bedroom semi-detached property is located in the popular residential area of Teaninich Paddock. The accommodation comprises hall, lounge, kitchen, shower room—all on the ground floor, with three bedrooms and bathroom, upstairs.

The property has gas central heating and double glazing throughout. The garden to the rear is enclosed and laid to grass with a patio area, there is a lock-block driveway to the front for 2 vehicles and a garage with utility area to the rear.

The property is within a 10-15 minute walk to the High Street, which has a variety of shops and services including Supermarkets, Optician, Florist, Health Centre, Churches, Primary Schools, Secondary School, Swimming Pool, Golf Course, etc.
EPC—Band C.

Offers around £169,500

- **Semi-detached property**
- **Kitchen**
- **Lounge**
- **Shower room**
- **Bathroom**
- **Three bedrooms**
- **Double glazing**
- **Gas central heating**
- **Front & rear gardens**
- **Driveway for 2 vehicles**



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

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



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

HALL

Under stairs storage cupboard housing electric meter and fuse box. Radiator. Laminate flooring.

SHOWER ROOM

6'1" x 5'8" (1.87m x 1.73m) approx.

Corner shower cubicle. White suite. Heated towel rail. Extractor fan. Vinyl floor covering.

KITCHEN

11'8" x 7'6" (3.56m x 2.28m) approx.

Modern fitted wall and base units. Built in electric oven and gas hob. Stainless steel extractor hood above. Stainless steel sink unit with mixer tap. Tiled above work tops. Vinyl floor covering. Radiator. Window to the front of the property.

LOUNGE

17'5" x 12'4" (5.31m x 3.77m) approx.

French doors opening to the rear garden. Carpeted. Two radiators.

LANDING

Storage cupboard. Loft access hatch. Carpeted. Radiator.

BEDROOM ONE

15'6" x 9'10" (4.74m x 3.01m) approx.

Double bedroom with built in wardrobe with sliding mirror doors. Carpeted. Radiator. TV aerial point. BT point. Window to the rear of the property.

BATHROOM

10'7" x 6'5" (3.22m x 1.96m) approx.

Three piece white suite with shower over bath. Extractor fan. Heated towel rail. Vinyl floor covering. Window to the rear of the property.

BEDROOM TWO

12'9" x 10'9" (3.89m x 3.28m) approx.

Double bedroom with built in wardrobe with sliding mirror doors. Radiator. Window to the rear of the property. Carpeted. BT point. TV aerial point.

BEDROOM THREE

9'11" x 9'1" (3.02m x 2.78m) approx.

Built in wardrobe with sliding mirror doors. Carpeted. Window to the front of the property. BT point. TV aerial point.

REAR GARDEN

Enclosed garden laid to grass and patio area.

FRONT GARDEN

Open plan with lock block driveway for 2 vehicles.

GARAGE

Up and over door. Power and light. Boiler. Utility area with sink unit and gas boiler.

PRICE

Offers around £169,500

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a 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

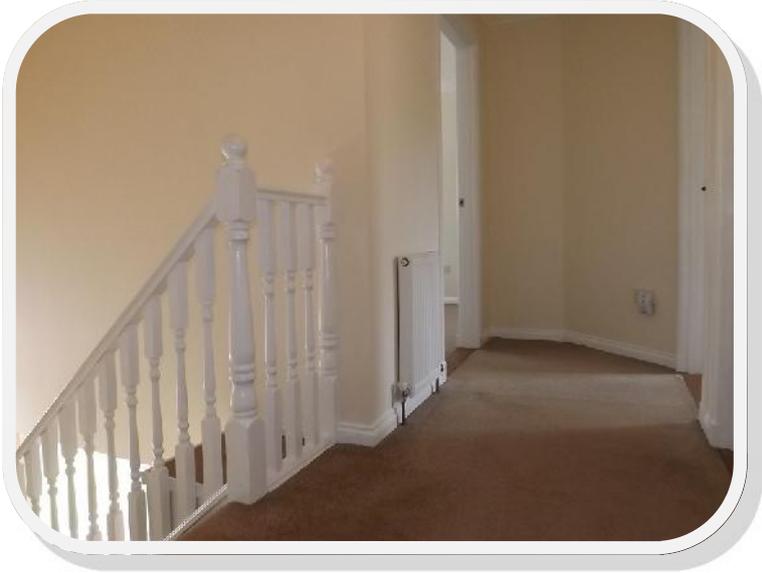
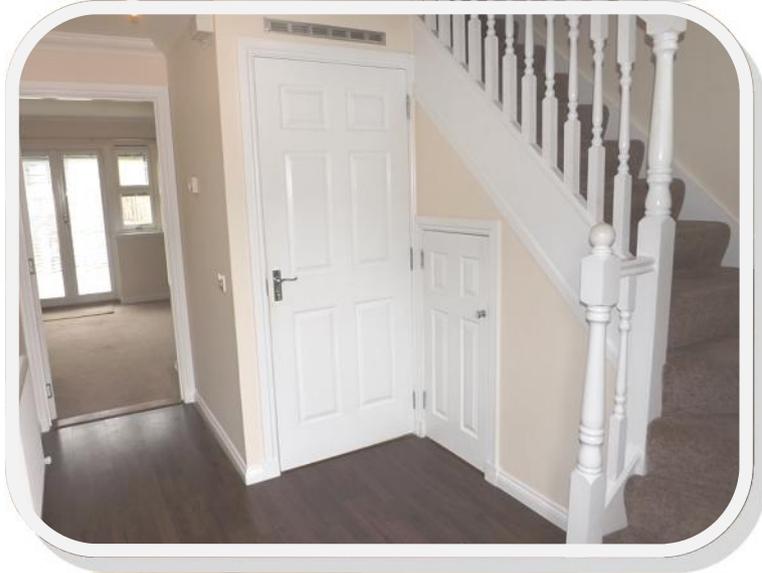
E-mail:- mail@hannah-homes.co.uk

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

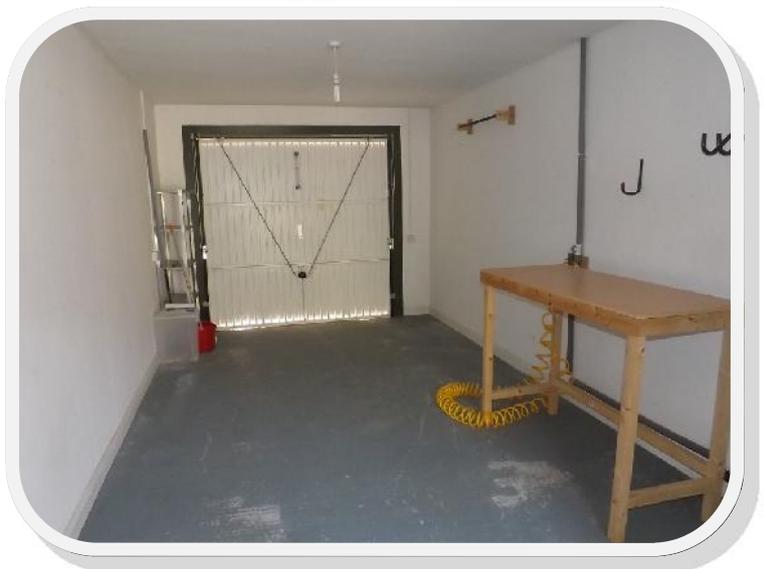
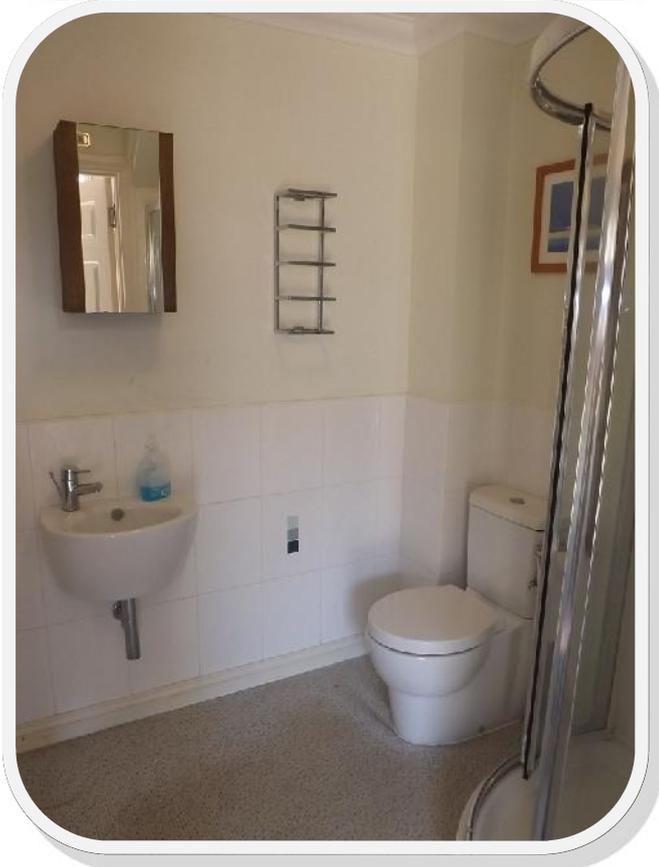
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com & facebook.

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.

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