



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**TIGH-NA-MARA, 36 OBSDALE PARK,
ALNESS, ROSS-SHIRE. IV17 0TP**

Located on the East side of Alness, is this three bedroom detached bungalow which benefits from views over to the Black Isle. The bungalow is within a 15 minute walk to the High Street which offers a variety of shops including Supermarket, hairdressers, Churches, Primary and Secondary Schools and much more.

The accommodation comprises: hall, lounge, kitchen/diner, utility room, rear porch, bathroom and three bedrooms. The property has gas central heating and is double glazed throughout. There is a driveway to the side and enclosed garden grounds.

EPC—Band F

Offers around £160,000

- **Detached bungalow**
- **Lounge**
- **Kitchen/diner**
- **Utility room**
- **Rear porch**
- **Bathroom**
- **Three bedrooms**
- **Gas central heating**
- **Double glazing**
- **Driveway**
- **Enclosed front, side & rear**



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

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



36 OBSDALE PARK, ALNESS

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

HALL

Shelved cupboard. Cupboard housing electric meter and fuse box. Radiator. Carpeted.

BEDROOM ONE

11'1" x 8'2" (3.39m x 2.51m) approx.

Built in double wardrobe with sliding doors. Radiator. Window to the front of the property.

BEDROOM TWO

11'1" x 8'2" (3.38m x 2.51m) approx.

Built in wardrobes with sliding doors. Radiator. Carpeted. Window to the side of the property.

LOUNGE

15'3" x 12'11" (4.66m x 3.95m) approx.

Window to the rear of the property with views over to the Black Isle. Fire place with gas fire inset. Arched alcove. Carpeted. Radiator.

BATHROOM

9'5" x 5'5" (2.89m x 1.67m) approx.

Four piece suite including WC, wash hand basin, corner bath and bidet. Shower over bath. Fully tiled walls and floor. Radiator. Window to the side of the property.

BEDROOM THREE

9'10" x 9'9" (3.01m x 2.98m) approx.

Window to the rear of the property with views to the Black Isle. Radiator. Click flooring ??

KITCHEN/DINER

15'9" x 9'11" at widest point (4.81m x 3.03m) approx.

Fitted wall and base units. Built in electric oven and ceramic hob. Extractor hood over hob. Tiled above work tops. Double drain sink unit with mixer tap. Radiator. Window to the front of the property. Door to utility room with central. Further door to porch.

OUTSIDE

Fully enclosed garden grounds. Driveway to the side of the property. There are a few outbuildings attached to the property. Two garden sheds. Outside tap. Decking area to the side. Sun room to the rear. Mainly laid to grass and paving slabs.

PRICE

Offers around £160,000

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

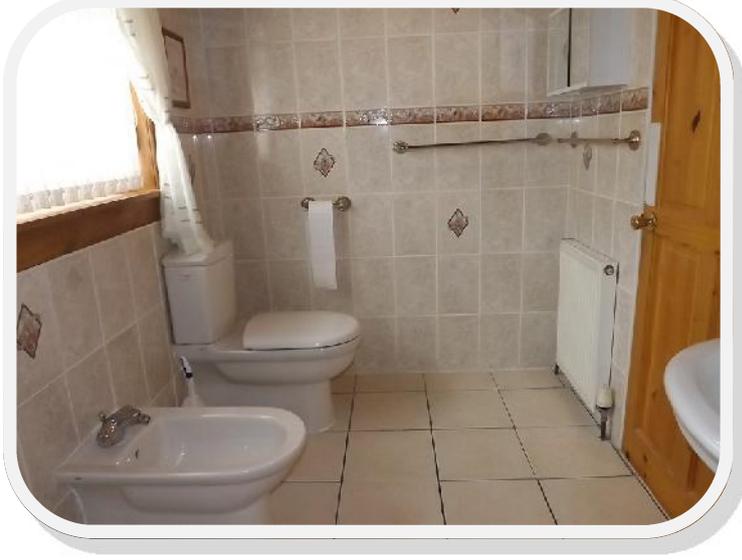
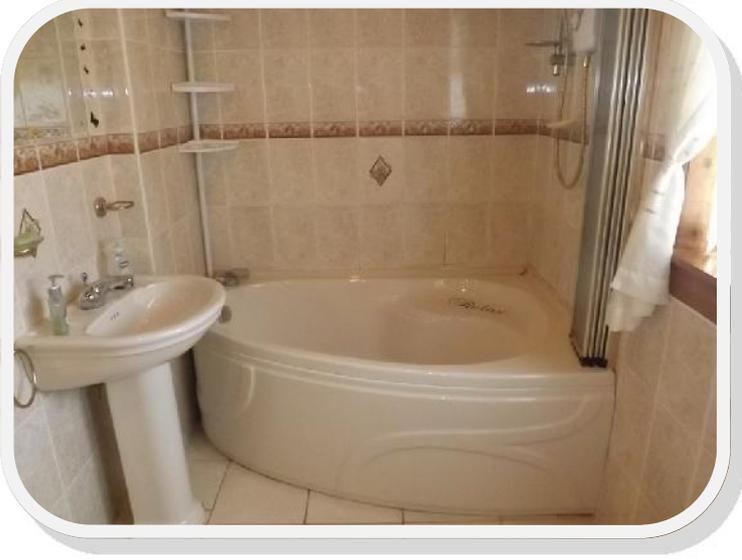
Website:- www.hannah-homes.co.uk

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

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.



36 OBSDALE PARK, ALNESS



36 OBSDALE PARK, ALNESS

