



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**FLAT 3, 41 HIGH STREET, ALNESS,  
ROSS-SHIRE, IV17 0PT**

This two bedroom first floor flat is conveniently located near to the Award winning High Street and within walking distance to most amenities the Town has to offer, including Supermarkets, Chemists, Banks, Churches, Swimming Pool, Golf Course, Leisure Centre, to name a few.

The accommodation comprises communal entrance to main door, entrance vestibule, hall, open plan kitchen and living room, two bedrooms and bathroom. There is a shared roof terrace.

The property has electric storage, panel heating and double glazing. There is a designated parking space.

EPC—Band D.

*Offers around £95,000*

- **First floor flat**
- **Entrance vestibule**
- **Open plan kitchen and living room**
- **Hall**
- **Two bedrooms**
- **Bathroom**
- **Electric storage/panel heating**
- **Double glazing**
- **Designated parking**
- **Short walk to the High Street**



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

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



## **FLAT 3, 41 HIGH STREET, ALNESS**

Entry to the flat is up the communal stair case, which leads to the communal entrance. The flat is the first on the left when you are in the corridor.

### **ENTRANCE VESTIBULE**

Walk in storage cupboard housing water cylinder, electric meter and fuse boxes. Door to:

### **HALL**

Storage heater. Shelved storage cupboard.

### **BATHROOM**

**9'6" x 6'2" (2.89m x 1.90m) approx.**

Three piece white suite with electric shower over bath. Shower Screen. Partially tiled walls. Tiled floor. Extractor fan. Dimplex fan heater.

### **BEDROOM TWO**

**10'3" x 7'6" (3.13m x 2.30m) approx.**

Window to the side of the property with vertical blinds. Panel heater. Carpeted.

### **BEDROOM ONE**

**13'9" x 8'10" (4.19m x 2.70m) approx.**

Built in double wardrobe with sliding mirror doors. Panel heater. Windows to the rear of the property, with vertical blinds. Carpeted.

Open plan kitchen and living room.

### **KITCHEN**

**10'10" x 7'6" (3.32m x 2.29m) approx.**

Fitted wall and base units. Built in oven, ceramic hob and extractor hood. Washing machine and fridge/freezer included. Tiled above work tops. Stainless steel sink unit with a mixer tap. Window to the side of the property with vertical blinds. Vinyl floor tiles.

### **LIVING ROOM**

**19'6" x 8'10" (5.95m x 2.69m) approx.**

Two windows to the side of the property with vertical blinds. Storage heater. Door to shared roof terrace.

### **PARKING**

There is a designated parking space to the rear of the property.

### **PRICE**

Offers around £95,000

### **ENTRY**

Flexible by arrangement.

### **COUNCIL TAX**

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, Alness,

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.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.

**FLAT 3, 41 HIGH STREET, ALNESS**



**FLAT 3, 41 HIGH STREET, ALNESS**

