



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**119 Firhill, ALNESS  
ROSS-SHIRE, IV17 0RT**

This well presented, mid-terraced property is located just a short walk to the Primary School and small Supermarket. It is also on a regular bus route.

The accommodation comprises: hall; living room; kitchen/diner; WC; bathroom and three bedrooms. There are enclosed gardens to the front and rear of the property.

The property is within a 10-15 minute walk to the Town centre which has a variety of shops and services including optician, Health Centre, Golf Course, Florist, Churches, Leisure Centre, etc.

EPC— Band D.

### *OFFERS AROUND £95,000*

- **Mid terraced property**
- **Kitchen/diner**
- **Lounge**
- **Three bedrooms**
- **Shower room**
- **Double glazing**
- **Oil fired central heating**
- **Enclosed front & rear gardens**
- **Parking close by**



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

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## **119 FIRHILL, ALNESS, ROSS-SHIRE**

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

### **HALL**

Storage cupboard with oil boiler and space for coats and footwear. Radiator.

### **LOUNGE**

**17'4" x 10'9" (5.30m x 3.27m) approx.**

Flooring is part vinyl and part carpet. Coving. Window to the front. Radiator.

### **BACK HALL**

Vinyl floor covering. Electric meter under stairs. Two storage cupboards. Radiator.

### **WC**

**5'4" x 2'3" (1.63m x 0.69m) approx.**

Wash hand basin and toilet. Wet wall to dado rail height. Tiles around wash hand basin. Vinyl. Coving.

### **KITCHEN/DINER**

**15'1" x 11'5" (4.60m x 3.48m) approx.**

Fitted kitchen with numerous fitted base and wall units. Stainless steel sink with mixer tap. Vinyl. Extractor hood over cooker space. Tiled above work tops. Radiator. Window to the rear.

Head up the stair case which takes you to:-

### **LANDING**

Access to the loft. Two storage cupboards. Carpeted.

### **BEDROOM ONE**

**8'6" x 8'6" (2.61m x 2.61m) approx.**

Window to front of the property. Carpeted. Radiator.

### **BEDROOM TWO**

**12'9" x 11'3" (3.89m x 3.44m) approx.**

Double bedroom. Carpeted. Window to the front of the property. Radiator.

### **BEDROOM THREE**

**13'6" x 11'2" (4.11m x 3.42m) approx.**

Built in single wardrobe. Carpeted. Window to the rear of the property. Radiator.

### **SHOWER ROOM**

**6'4" x 5'6" (1.94m x 1.68m) approx.**

Shower cubicle with electric shower. Fully tiled walls. Vinyl. Window to the rear of the property. Extractor fan.

### **REAR GARDEN**

Fully enclosed. Shed with power and light (please advise). Easily maintained garden, mainly laid to gravel and paving slabs.

### **FRONT GARDEN**

Fully enclosed. Path to front door.

### **SERVICES**

Mains electric, telephone, water and drainage.

### **PRICE**

Offers around £95,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band A.

### **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.

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