



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**6 SHILLINGHILL, ALNESS,
ROSS-SHIRE, IV17 0SY**

This semi-detached property is located in the popular residential area of Shillinghill, which is within walking distance to Bridgend Primary School, the High Street and many other amenities the award winning Town has to offer. These include Secondary School, Supermarkets, Health Centre, Golf Course, Dentists and much more.

The accommodation comprises entrance hall, living room/diner, kitchen, bathroom, two bedrooms and a boxroom.

The property benefits from gas central heating and double glazing. There are enclosed gardens to the front, side and rear of the property.
EPC—Band C.

Offers around £100,000

- **Semi-detached property**
- **Living room/diner**
- **Kitchen**
- **Hall**
- **Bathroom with separate shower**
- **Two bedrooms**
- **Box room**
- **Enclosed front, side & rear gardens**
- **Gas central heating**
- **Double glazing**



Hannah Homes
22 High Street
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6 SHILLINGHILL, ALNESS

HALL

Under stairs storage cupboard housing electric meter and fuse box. Cloak cupboard. Radiator. Carpeted. Glazed door to:-

LIVING ROOM/DINER

20'6" x 10'11" (6.25m x 3.33m) approx.

Windows to the front and rear of the property, with vertical blinds. Two radiators. Carpeted.

KITCHEN

11'3" x 8'5" (3.45m x 2.59m) approx.

Fitted wall and base units. Tiled above work tops to one side. Cooker, washing machine, freezer and fridge included. Double drain sink unit. Vinyl floor covering. Rear door out.

Head up the carpeted stairs.

LANDING

Window to the side of the property. Loft access hatch. Carpeted.

BATHROOM

9'2" x 5'4" (2.80m x 1.65m) approx.

Three piece suite. Corner shower cubicle. Partially tiled walls. Radiator. Vinyl floor covering. Window to the rear of the property.

BEDROOM ONE

13'4" at longest point x 8'9" (4.07m x 2.68m) approx.

Double bedroom with window to the rear of the property. Radiator. Carpeted.

BEDROOM TWO

13'4" x 11'4" (4.07m x 3.47m) approx.

Double bedroom with window to the front of the property with vertical blinds. Radiator. Carpeted.

BOX ROOM

Loft access hatch. Carpeted. Gas boiler.

OUTSIDE

Enclosed gardens to the front, side and rear. There is a paved path to the front door, with mature tree and shrub borders. To the rear there is a garden shed.

PRICE

Offers around £100,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band A.

VIEWING

By arrangement with the selling agents only.

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.

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