



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



10 OBSDALE GARDENS, ALNESS,
ROSS-SHIRE, IV17 0TT

This recently renovated, semi-detached bungalow is set within the quiet cul-de-sac of Obsdale Gardens which is with a 10-15 minute walk to the High Street and most other services and amenities that the award winning Town of Alness has to offer, including Supermarkets, Churches, Library, Swimming Pool, Golf Course, Primary and Secondary Schools, Churches and lots more.

The bungalow, which is in walk-in condition comprises of entrance vestibule, lounge, hall, kitchen, shower room and two double bedrooms.

The property is fully double glazed and has electric heating throughout. There is off street parking and space for a garage, subject to planning permission.

EPC—Band F.

Offers around £125,000

- **Semi-detached bungalow**
- **Living room**
- **Kitchen**
- **Hall**
- **Shower room**
- **Two double bedrooms**
- **Vestibule**
- **Electric heating**
- **Front, side & rear gardens**
- **Off street parking**
- **Walking distance to High Street**



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

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



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ENTRANCE VESTIBULE

Shelved recess. Small cupboard with fuse box. Electric heater. Vinyl floor covering. Glazed door opening to:-

LIVING ROOM

18'11" x 9'10" (5.77m x 3.02m) approx.

Large window to the front of the bungalow. Two electric heaters. TV aerial point. Carpeted.

HALL

Storage cupboard. Electric heater. Carpeted. Loft access hatch.

BEDROOM ONE

10' x 9'10" (3.06m x 3.01m) approx.

Double bedroom with built in wardrobe. Electric heater. Window to the rear of the bungalow. Carpeted.

BEDROOM TWO

9'5" x 9'2" (2.87m x 2.81m) approx.

Double bedroom with built in wardrobe. Electric heater. Window to the rear of the bungalow. Carpeted.

SHOWER ROOM

6'2" x 5'11" (1.88m x 1.82m) approx.

Shower cubicle with electric shower. Tiled within shower cubicle and above wash hand basin. Heated towel rail. Extractor fan. Vinyl floor covering.

KITCHEN

9'9" x 9'4" (2.97m x 2.86m) approx.

Fitted wall and base units. Tiled above work tops. Electric heater. Window and door to the side of the bungalow. Vinyl floor covering.

OUTSIDE

Driveway to the side of the bungalow. Mainly laid to gravel to the rear, with shed. Outside tap. Mature shrubs to the front, and graveled.

PRICE

Offers around £125,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band B.

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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