



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



TIGH' NA FHUARAN, 13 NOVAR ROAD, ALNESS, ROSS-SHIRE, IV17 0QQ

Tigh' Na Fhuaran (The Fountain House) is located just a short walk from the busy High Street of Alness that sits on the North Coast 500 route around the Highlands and has many shops and services including Supermarkets, library, Churches, swimming pool, Primary and Secondary schooling, Golf course and much more.

The property has lots of character and is quite deceiving from outside. The spacious accommodation consists of: entrance vestibule, lounge, utility room, bedroom 4, bathroom, hall, kitchen/diner and WC—all on the ground floor, with two double bedrooms and study/bedroom 3, upstairs.

The property benefits from oil central heating and a good size garden to the rear with ample parking.

The Highland Capital, Inverness, is approx. 20 miles to the South where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick. There is a regular train service from Alness to Inverness daily.

EPC—Band E (41)
Council tax band—B

Offers over 185,000

- **Semi-detached cottage**
- **Four bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Bathroom with separate shower**
- **WC**
- **Utility room**
- **Driveway with parking to the rear**
- **Oil central heating**
- **Walking distance to the High Street**
- **Good size garden to the rear**



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

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



TIGH' NA FHUARAN, 13 NOVAR ROAD, ALNESS

ENTRANCE VESTIBULE

UPVC front door. Wooden floor. Coat hooks. Radiator.

LOUNGE

14'6" x 13'4" (4.43m x 4.07m) approx.

Double aspect windows. Storage cupboard below rear window. Carpeted. Radiator. Door to:

UTILITY ROOM

Radiator. Plumbed for the washing machine (included). Window to the rear of the property. Vinyl floor covering. Cupboard housing central heating control panel.

BEDROOM FOUR

10' x 8'1" (3.17m x 2.48m) approx.

Wooden floor. Radiator. Recess with hanging rail. Window to the rear of the property.

From the lounge, there are steps up to a short landing which has a loft hatch, cupboard housing the electric meter and fuse box. There is a radiator also.

BATHROOM

14'6" at longest point x 9'9" at widest point (4.43m x 2.97m) approx.

White bathroom suite including D-shaped bath, WC and wash hand basin. There is a low level access shower cubicle with shower tower. Partially tiled walls. Heated towel rail. Vinyl floor covering. Window to the rear of the property.

Head back through the lounge to:

HALL

Rear door out. Coat hooks.

W.C.

7'5" x 4'6" (2.27m x 1.39m) approx.

Combination WC and wash hand basin. Radiator. Vinyl floor covering.

KITCHEN/DINER

14'8" x 11'8" (4.47m x 3.56m) approx.

Fitted kitchen with integrated fridge. Fridge freezer, dishwasher and double oven. Double, corner sink unit. Tiled above the hob. Radiator.

Head back to the hall and up the split level stair case with window to the front.

LANDING

Carpeted. Loft hatch. Radiator.

BEDROOM ONE

14'11" x 11'8" (4.55m x 3.57m) approx.

Double bedroom with window to the rear of the property. Built in, walk-in wardrobe. Radiator. Coombed ceilings. Carpeted.

BEDROOM TWO

14'10" x 12'1" (4.54m x 3.69m) approx.

Double bedroom with window to the rear of the property. Built in wardrobe. Shelved recess. Radiator. Coombed ceilings. Carpeted.

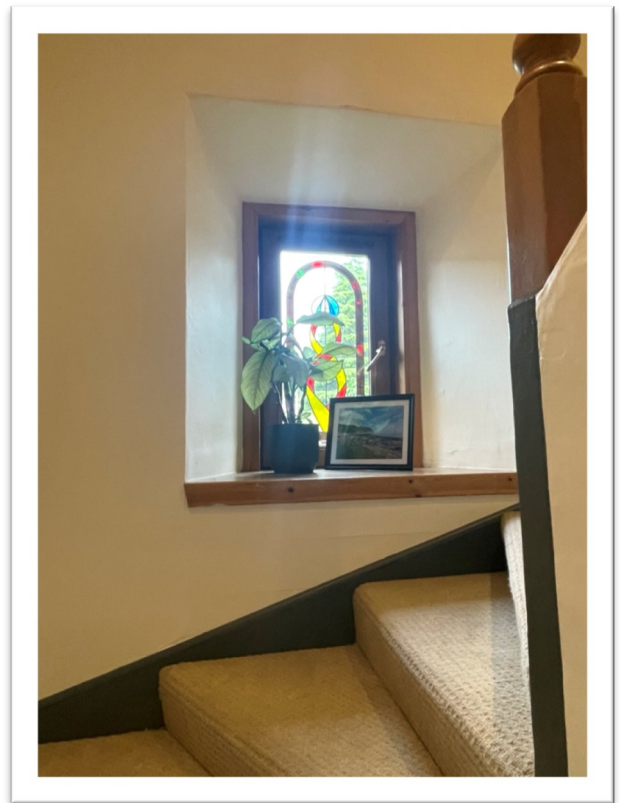
STUDY/BEDROOM THREE

9'8" x 5'9" (2.96m x 1.76m) approx.

Window to the rear of the property. Radiator. Carpeted.

OUTSIDE

Steps down to the front door, small lawn area. There is a driveway to the side of the property, with double gates, leading to off street parking to the rear of the property. Garden shed. There is a gravel area. The rear garden extends down to the railway line.



TIGH' NA FHUARAN, 13 NOVAR ROAD, ALNESS

SERVICES

Mains water, electricity, drainage and telephone.

PRICE

Offers over £185,000

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 Estate & Letting Agents Ltd:-**

16a 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.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.



TIGH' NA FHUARAN, 13 NOVAR ROAD, ALNESS



TIGH' NA FHUARAN, 13 NOVAR ROAD, ALNESS



TIGH' NA FHUARAN, 13 NOVAR ROAD, ALNESS



TIGHT' NA FHUARAN, 13 NOVAR ROAD, ALNESS

