



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**135 SHILLINGHILL, ALNESS,
ROSS-SHIRE, IV17 0TD**

Located on the outskirts of the popular residential area of Shillinghill, is this semi-detached property which is a 5-10 minute walk to the Town Centre. Alness has a variety of shops and other amenities including supermarkets, library, Primary and Secondary Schools, florist, Churches, Golf Course, Leisure Centre and a swimming pool.

The ground floor accommodation consists of lounge, hall, sitting room/bedroom and kitchen, with two double bedrooms, box room, bathroom and landing, upstairs. The property has gas central heating and there are gardens to the front and rear of the property. There is parking close by.

Alness provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 21 miles to the South where all major transport links can be found.

EPC—Band E (50). Council tax band—A.

FIXED PRICE £135,000

- **Semi-detached property**
- **Kitchen**
- **Lounge**
- **Two double bedrooms**
- **Box room**
- **Sitting room/bedroom**
- **Bathroom**
- **Gas heating**
- **Front & rear gardens**
- **Parking close by**



Hannah Homes
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Alness
Ross-shire
IV17 0PS

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135 SHILLINGHILL, ALNESS

French doors opening to:

LOUNGE

20'5" x 10'11" (6.23m x 3.33m) approx.

Wall mounted electric fire. Laminate flooring. Radiator. Windows to the rear of the property.

HALL

Storage cupboard. Under stairs storage cupboard housing electric meter and fuse box. Laminate flooring. Radiator.

KITCHEN

10'5" x 8'6" (3.17m x 2.61m) approx.

Wall and base units. Double drain sink unit with mixer tap. Wet wall above the sink and cooker. Radiator. Laminate flooring. Rear door out.

SITTING ROOM/BEDROOM

8'8" x 7'9" (2.65m x 2.36m) approx.

Windows to the front of the property. Radiator. Carpeted.

Carpeted stairs leading to:

LANDING

Linen cupboard with double louvre doors. Built in storage cupboard. Window to the side of the property. Carpeted.

BATHROOM

6'6" x 5'9" (2.00m x 1.77m) approx.

White bathroom suite with kidney shaped bath. Electric shower over the bath. Shower screen. Partially tiled walls. Laminate flooring. Extractor fan. Radiator. Window to the rear of the property.

BEDROOM ONE

13'8" at longest point x 9' (4.16m x 2.75m) approx.

Double bedroom with built in wardrobe with sliding doors. Carpeted. Window to the rear of the property. Radiator.

BEDROOM TWO

12'3" x 11' (3.74m x 3.35m) approx.

Built in wardrobe with sliding doors. Storage cupboard. Wall mounted electric panel heater. Carpeted. Window to the front of the property.

BOX ROOM

9'9" x 4'5" (2.98m x 1.35m) approx.

Wall mounted electric panel heater. Carpeted. Windows to the front of the property.

FRONT GARDEN

Enclosed by a fence.

REAR GARDEN

Slabbed garden with wooden shed. Enclosed by a fence.

PRICE

Fixed price £135,000

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 ESTATE & LETTING AGENTS LTD.** :-

16a High Street, Alness,
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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.

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