HANNAH HOMES
ESTATE & LETTING AGENTS LTD

17 WOODSIDE,
ALNESS, IV17 0SF

This linked detached bungalow, which is in walk in condition is located in the cul-de-sac of Woodside. The property offers views over the Cromarty Firth to the Black Isle beyond. It is a 5 minute walk to Coulhill Wood for beautiful forest walks. The High Street is within a 10 minute walk away, and the Town itself has many amenities including a Primary and Secondary Schools, Churches, Golf Course, Library, swimming pool and much more.

The bungalow comprises entrance vestibule, hall, lounge, kitchen, two bedrooms, rear hall and bathroom and benefits from gas central heating which was installed in 2021. Gardens to the front, side and rear of the property. 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. 25 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 C (72)
Council tax band—B

Offers Over £135,000

- **Linked detached bungalow**
- **Two bedrooms**
- **Lounge with views to the Black Isle**
- **Kitchen**
- **Bathroom**
- **Enclosed gardens**
- **Gas central heating**
- **Parking to the rear**
- **Walking distance to the High Street & Primary School**

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

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

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

17 WOODSIDE, ALNESS

Entry to the property is through the UPVC door to the side of the property which opens to:-

ENTRANCE VESTIBULE
Hardwood floor. Coat hooks. Cupboard housing the electric meter and fuse box.

HALL
Two storage cupboards. Loft access hatch. Radiator. Hardwood floor. Central heating control panel.

KITCHEN
11'6" x 9'3" (3.52m x 2.82m) approx.
Fitted wall and base units. Tiled above the work tops. Double aspect windows. Radiator. Hardwood floor. Extractor hood above cooker space.

LOUNGE
14' x 12'4" (4.27m x 3.78m) approx.
Double aspect windows offering views over the Cromarty Firth to the Black Isle beyond. Hardwood floor. Radiator.

BEDROOM ONE
10'4" x 10'3" (3.17m x 3.14m) approx.
Double bedroom with built in double wardrobe with sliding doors. Radiator. New carpet. Window to the rear of the property,

BEDROOM TWO
12'4" x 7'3" at widest point (3.77m x 2.21m) approx.
Built in double wardrobe with sliding doors. Radiator. Carpeted. Window to the front of the property.

BATHROOM
6'9" x 6' (2.06m x 1.83m) approx.
Three piece white suite with shower over the bath and shower screen. Heated towel rail. Wet wall above the bath. Extractor fan. Vinyl floor covering.

OUTSIDE
Terraced garden to the front of the property. Paved to the side and rear of the property with garden store. Outdoor electricity point.

SERVICES
Mains water, electricity, gas, drainage and telephone.

PRICE
Offers over £135,000

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:-**

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.

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