



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



32 BRAEFACE, ALNESS ALNESS, IV17 0QP

Located in the popular residential area of Braeface is this semi-detached property which has been extended to the rear. It's a 10 minute walk to the High Street which has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Golf Course, Churches, library, Primary and Secondary Schools and lots more.

The accommodation consists of hall, lounge, kitchen/diner, bathroom and family room with dining area—all on the ground floor, with three bedrooms and a shower room, upstairs. There are gardens to the front and rear with a driveway to the side for up to 3 cars. The property has electric storage and panel heaters. There is a detached garage to the side.

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.

EPC—Band E (44)
Council tax band B

Offers over £165,000

- **Semi-detached property**
- **Three bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Bathroom**
- **Family room with dining area**
- **Shower room**
- **Electric storage and panel heaters**
- **Gardens to the front and rear**
- **Driveway for up to 4 cars**
- **10 min walk to High Street**



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

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



32 BRAEFACE, ALNESS

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

HALL

Storage heater. Laminate flooring. Under stairs storage cupboards, one housing the electric meter and fuse box.

LOUNGE

12'10" x 11'6" (3.92m x 3.52m) approx.

Window overlooking the front garden. Storage heater. Carpeted.

HALLWAY/UTILITY AREA

Plumbed for washing machine. Laminate flooring. Window to the side of the property.

BATHROOM

8'8" x 5'10" (2.65m x 1.78m) approx.

Three piece suite. Extractor fan. Electric heater. Vinyl floor covering.

KITCHEN / DINER

16" x 9'6" (4.89m x 2.89m) approx.

Wall and base fitted units. Tiled above the worktops. Extractor hood above ceramic hob. Built in double oven. Storage heater. Windows to the side and rear of the property.

FAMILY ROOM/DINING AREA

18'7" x 7'9" (5.6m x 2.37m) approx.

Patio doors opening to the rear garden. Storage heater. Carpeted. Could be used as a fourth bedroom.

LANDING

Window to the side of the property. Loft access hatch. Fitted linen cupboard housing water tank. Carpeted.

SHOWER ROOM

6'11" x 5'6" (2.11m x 1.69m) approx.

Low level access shower. Part wet walled. Shaver socket/light. Heated towel rail. Electric heater.

BEDROOM ONE

11'7" x 10'7" (3.53m x 3.23m) approx.

Double bedroom with window to the rear of the property. Panel heater. Carpeted.

BEDROOM TWO

11'4" x 10'3" (3.45m x 3.13m) approx.

Double bedroom with window to the front of the property. Panel heater. Carpeted.

BEDROOM THREE / STUDY

8'4" x 7'6" at widest point (2.55m x 2.30m) approx.

Single bedroom with window to the front of the property. Storage cupboard. Panel heater. Carpeted.

GARAGE

Up and over door. Concrete floor. Lean-to at the rear of the garage.

FRONT GARDEN

Driveway for up to 4 cars. Laid to grass. Ramp access to the side of the property.

REAR GARDEN

Laid to grass with mature shrubs. Ramp access to the patio doors. Outside tap.

PRICE

Offers over £165,000

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

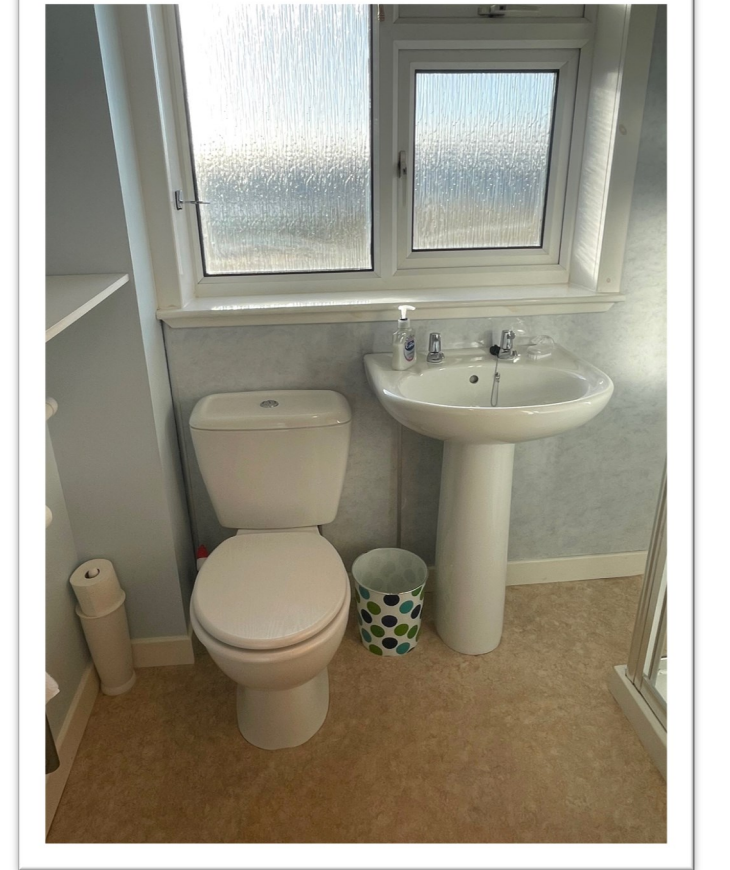
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.onthemarket.com & facebook.

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.

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