



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



6 WEST NEWFIELD PARK, ALNESS, ROSS-SHIRE, IV17 0PQ

This spacious detached bungalow, located in the popular area of West Newfield Park is within a 15 minute walk to the High Street and most other services and amenities that the Town of Alness has to offer, including Supermarkets, Library, Primary and Secondary Schools, Swimming Pool, Health Centre, Golf Course, Leisure Centre, Churches to name a few. Alness is located on the North Coast 500 route.

The bungalow comprises: hallway, kitchen/dining room, lounge, conservatory, bathroom and three bedrooms (one en-suite). There is gas central heating and double glazing throughout.

There are gardens to the front, sides and rear of the property with off street parking for up to 3 cars. There is a detached garage with roof space, power and light.

EPC—Band C (77)
Council tax band E

Offers over £250,000

- **Detached bungalow**
- **Lounge**
- **Kitchen/dining room**
- **Conservatory**
- **Bathroom**
- **Three bedrooms (one en-suite)**
- **Driveway for up to 3 cars**
- **Detached garage**
- **Front, side & rear gardens**
- **Gas central heating**



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

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Email:
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6 WEST NEWFIELD PARK, ALNESS

HALLWAY

Access to all the rooms in the bungalow. Laminate flooring. Radiator. Cupboard housing the electric meter and fuse box. Loft access hatch offering storage space. Glass panel door to:-

LOUNGE

14'10" x 14' (4.53m x 4.31m) approx.

Bay window to the front of the property. Two radiators. Laminate flooring. BT and TV aerial points. Glass panel door to:-

KITCHEN/DINING ROOM

DINING AREA

10'9" x 9'1" (3.29m x 2.78m) approx.

Laminate flooring. Radiator. French doors opening to the conservatory.

KITCHEN

12'4" x 10'9" (3.78m x 3.29m) approx.

Fitted wall and base units with built in electric oven and gas hob. Stainless steel sink unit with mixer tap. Dishwasher, washing machine and fridge included. Radiator. Laminate flooring. Rear door out.

CONSERVATORY

10'3" x 9'7" (3.14m x 2.94m) approx.

French doors. Overlooking the rear garden. Radiator. Laminate flooring. Door to rear garden.

BATHROOM

10'9" x 7'2" at widest point (3.28m x 2.19m) approx.

Three piece white suite with vanity unit behind the WC and wash hand basin. Shower over the bath. Partial wet wall. Double shelved cupboard with sliding doors. Extractor fan. Radiator. Window to the rear of the property.

BEDROOM ONE

11'4" at longest point x 9'9" (3.47m x 2.98m) approx.

Double bedroom with fitted wardrobe with sliding mirror doors. Radiator. Carpeted. Window to the front of the property. TV aerial point.

EN-SUITE SHOWER ROOM

6'2" x 6'2" (1.88m x 1.88m) approx.

White suite with vanity unit. Corner shower cubicle. Tiled within the shower cubicle. Extractor fan. Radiator. Laminate flooring. Window to the side of the property.

BEDROOM TWO

10'9" at longest point x 9'7" (3.28m x 2.93m) approx.

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

BEDROOM THREE

11'5" x 8'1" (3.48m x 2.46m) approx.

Fitted wardrobe. Window to the front of the property. Radiator. Carpeted.

FRONT GARDEN

Driveway with parking for up to 3 cars. Laid to grass with path leading to the front door.

REAR GARDEN

Mainly laid to grass with mature shrubs offering some privacy. Two garden sheds. Detached garage with roller door and pedestrian access to the side. Power and light.

PRICE

Offers over £250,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band E

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.onthemarket.com, www.s1homes.com & facebook.

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