



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**91 COUL PARK, ALNESS,
ROSS-SHIRE, IV17 0RB**

Located in the popular residential area of Coul Park is this end terraced property that is within a 10 minute walk to the Town Centre which has a variety of shops including a Co-op supermarket, hardware stores, optician, dentists and other amenities including library, Primary and Secondary Schools, Churches, Golf Course and Leisure Centre.

The accommodation consists of lounge, hall, kitchen/diner, bathroom and three double bedrooms.

The property has enclosed front and rear gardens and benefits from oil central heating.

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 (48). Council tax band—A.

Offers in the region of £120,000

- **End terraced property**
- **Kitchen/diner**
- **Lounge**
- **Three double bedrooms**
- **Bathroom**
- **Oil central heating**
- **Front & rear gardens**
- **Parking close by**



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

Tel: 01349 884411
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Entry to the property is through the UPVC front door which opens into the:-

LOUNGE

17'11" at longest point x 14'8" at widest point (5.48m x 4.47m) approx.

South facing room with window to the front of the property. Feature archway by the front door. Wall lights. Radiator. Carpeted.

HALL

Under stairs storage cupboard housing oil boiler and electric meter and fuse box. Storage cupboard. Radiator. Rear door out.

KITCHEN/DINER

13'10" x 11'3" at widest point (4.23m x 3.44m) approx.

Fitted wall and base units. Fitted electric oven, ceramic hob and extractor hood. Double drain sink unit. Tiled floor. Radiator. Window to the rear of the property.

LANDING

Two storage cupboards. Loft access hatch. Carpeted.

BEDROOM ONE

12' x 10'1" (3.66m x 3.07m) approx.

Double bedroom with window to the front of the property. Radiator. Carpeted.

BEDROOM TWO

15'3" x 8'8" at widest point (4.66m x 2.66m) approx.

Double bedroom with window to the front of the property. Built in double wardrobe. Laminate flooring. Radiator.

BEDROOM THREE

12'5" x 11'6" (3.78m x 3.50m) approx.

Double bedroom with window to the rear of the property. Two built in double wardrobes. Radiator. Carpeted.

BATHROOM

6'2" x 6'1" (1.90m x 1.87m) approx.

White bathroom suite with shower over the bath and shower screen. Wet walled. Radiator. Window to the rear of the property.

FRONT GARDEN

Enclosed by a fence and laid to bark.

REAR GARDEN

Fully enclosed with garden shed. Laid to concrete and gravel.

PRICE

Offers in the region of £120,000

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, www.onthemarket.com & facebook.

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