



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



3 COULHILL WOOD, ALNESS ALNESS, IV17 0PW

Located on an elevated site is this bright, South facing semi detached 1½ storey property with views looking over to the Black Isle. The property is within walking distance to Coulhill Primary School and approximately a 10-15 minute walk to the High Street of Alness. Alness has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Golf Course, Churches, optician, florist, library and lots more.

The property is in walk-in condition and the accommodation consists of kitchen/diner, sitting room/bedroom 4, lounge, bathroom and bedroom—all on the ground floor, with a further two double bedrooms (one with an en-suite shower room), upstairs. The garden is enclosed to the rear with decking areas. There is off street parking for 2-3 cars to the rear. The property has 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. 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 (70) Council tax band D

Offers over £185,000

- Semi-detached property
- Three/4 bedrooms (one with en-suite)
- Lounge
- Kitchen/diner
- Bathroom
- Oil central heating
- Car port
- Views to the Black Isle
- Parking for 2-3 vehicles
- Enclosed rear garden
- Decking to the rear



Hannah Homes
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Alness
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IV17 0PS

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3 COULHILL WOOD, ALNESS

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

KITCHEN/DINER

17'9" x 10'9" (5.41m x 3.28m) approx.

Modern fitted wall and base units with built in electric oven, induction hob and extractor hood above. Tiled above the work tops. Double drain sink unit. Storage cupboard housing the electric meter and fuse box. Windows to the front of the property. Radiator. Vinyl flooring.

SITTING ROOM/BEDROOM FOUR

9'7" x 8'6" (2.92m x 2.60m) approx.

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

HALLWAY

Two built in storage cupboards. Radiator. Carpeted.

BATHROOM

10'1" x 7'7" (3.07m x 2.32m) approx.

White bathroom suite with corner shower cubicle. Wet wall within shower cubicle and above the bath. Vanity unit. Heated towel rail. Window to the front of the property. Vinyl flooring.

BEDROOM THREE

10'1" x 9'1" (3.07m x 2.77m) approx.

Double bedroom with window to the rear of the property. Built in double wardrobe. Views to the Black Isle. Radiator. Carpeted.

LOUNGE

18'3" x 12'6" at widest point (5.57m x 3.83m) approx.

Patio doors opening to the decking area and offering views over to the Black Isle. Radiator. Carpeted.

LANDING

Loft access hatch. Carpeted.

BEDROOM ONE

14'4" x 9'9" (4.37m x 2.97m) approx.

Double bedroom with velux window to the rear of the property offering views to the Black Isle. Two double fitted wardrobes. Storage cupboard. Radiator. Carpeted. Coombed ceilings.

EN-SUITE SHOWER ROOM

10'3" x 3'3" (3.12m x 1.00m) approx.

White suite with low level access shower cubicle. Wet wall within the shower. Heated towel rail. Extractor fan. Velux window to the front of the property. Vinyl flooring.

BEDROOM TWO

18'7" x 9'1" (5.68m x 2.77m) approx.

Velux window to the rear of the property offering views over to the Black Isle. Radiator. Carpeted.

REAR GARDEN

Fully enclosed, South facing garden with two decking areas. Great views over to the Black Isle. Separate gravelled area.

FRONT GARDEN

Off street parking for 2-3 vehicles. Carport and garden shed with storage to the rear. Oil tank and oil boiler.

SERVICES

Mains water, electricity, drainage and telephone.

PRICE

Offers over £185,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band D.

VIEWING

By arrangement with the selling agents only.

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OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

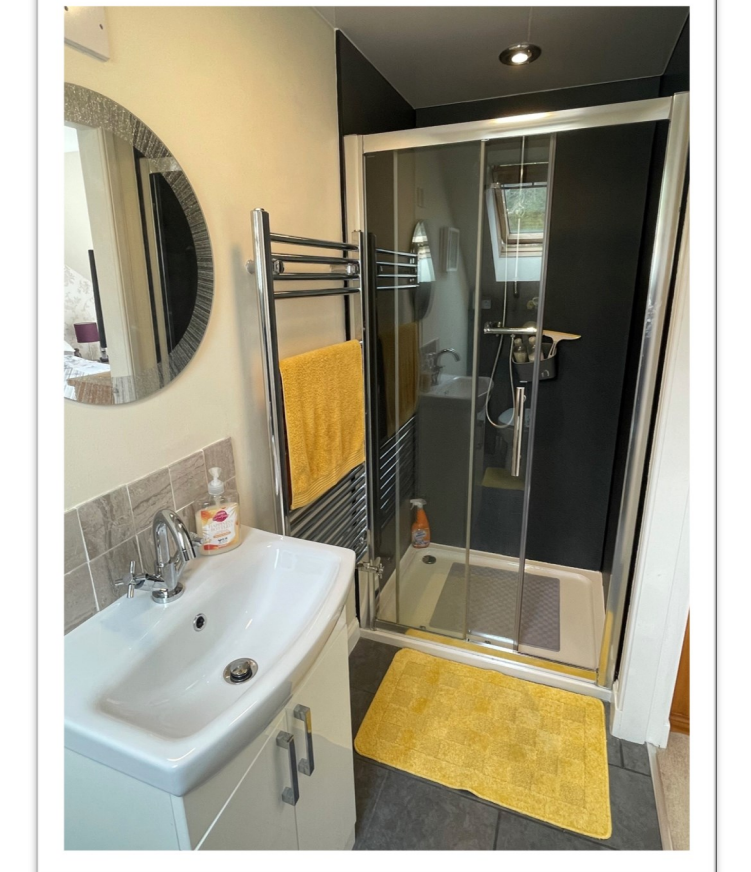
16a High Street, Alness,
Ross-shire, IV17 0PS.
Telephone:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- www.hannah-homes.co.uk

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

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