



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**23 MILNAFUA, ALNESS,
ROSS-SHIRE, IV17 0YP**

This three bedroom, end terraced property is located on the outskirts of the Town and within a 15 minute walk to the centre. The property is close to Obsdale Primary School.

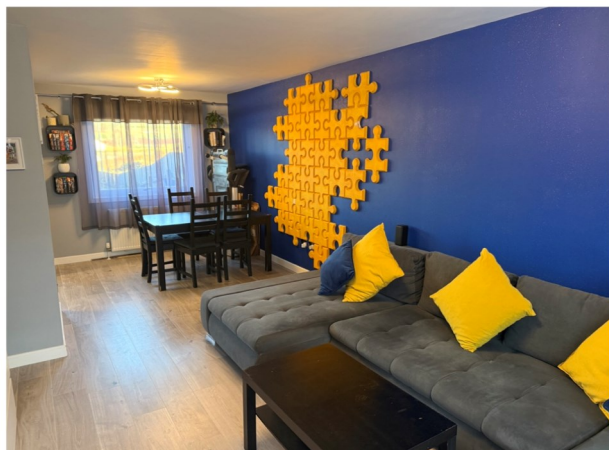
The accommodation comprises:- hallway; W.C., kitchen, lounge/diner, bathroom and three bedrooms. The property is fully double glazed and benefits from off street parking to the front of the property, and gas central heating.

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 D (65) Council tax band A

Offers around £70,000

- **End terraced property**
- **Hallway**
- **Kitchen**
- **Lounge/diner**
- **Three bedrooms**
- **W.C.**
- **Bathroom**
- **Gas heating**
- **Front & rear gardens**
- **Off street parking to the front**



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

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



23 MILNAFUA, ALNESS

HALL

Storage cupboard housing electric meter and fuse box. Under stairs storage space. Radiator. Laminate flooring.

W.C.

White WC and wash hand basin. Xpelair extractor fan. Radiator. Window to the front of the property.

LIVING ROOM

15'8" x 10'5" (4.79m x 3.19m) approx.

Feature brick fireplace with wooden mantle and tiled hearth. Electric coal effect heater. Dado rail. Carpeted. Windows to the front of the property.

KITCHEN

11'8" x 9'10" (3.56m x 3.01m) approx.

Fitted wall and base units. Rear door out. Open plan to:

LOUNGE/DINER

24' x 11'2" at widest point (7.31m x 3.41m) approx.

Windows to the front and rear of the property. Two radiators. Laminate flooring.

Head back to the hallway and up the stairs.

LANDING

Laminate flooring. Storage cupboard with double doors. Linen cupboard. Loft access hatch with Ramsay Ladder—partially floored loft with power and light.

BATHROOM

6'2" x 5'5" (1.90m x 1.67m) approx.

Whit suite with electric shower over the bath. Partial wet wall panels. Xpelair extractor fan. Window to the rear of the property. Radiator.

BEDROOM ONE

11'9" x 10'10" (3.60m x 3.31m) approx.

Double bedroom with window to the rear of the property. Laminate flooring. Radiator. Cupboard housing the gas boiler

BEDROOM TWO

12'9" x 11'9" at widest point (3.91m x 3.60m) approx.

Double bedroom with window to the front of the property. Laminate flooring. Radiator.

BEDROOM THREE

9'6" x 10'5" at widest point (2.90m x 3.19m) approx.

Window to the front of the property. Laminate flooring. Radiator.

FRONT GARDEN

Off street parking.

REAR GARDEN

Enclosed garden with wooden shed. Mainly laid to grass.

PRICE

Offers around £70,000

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

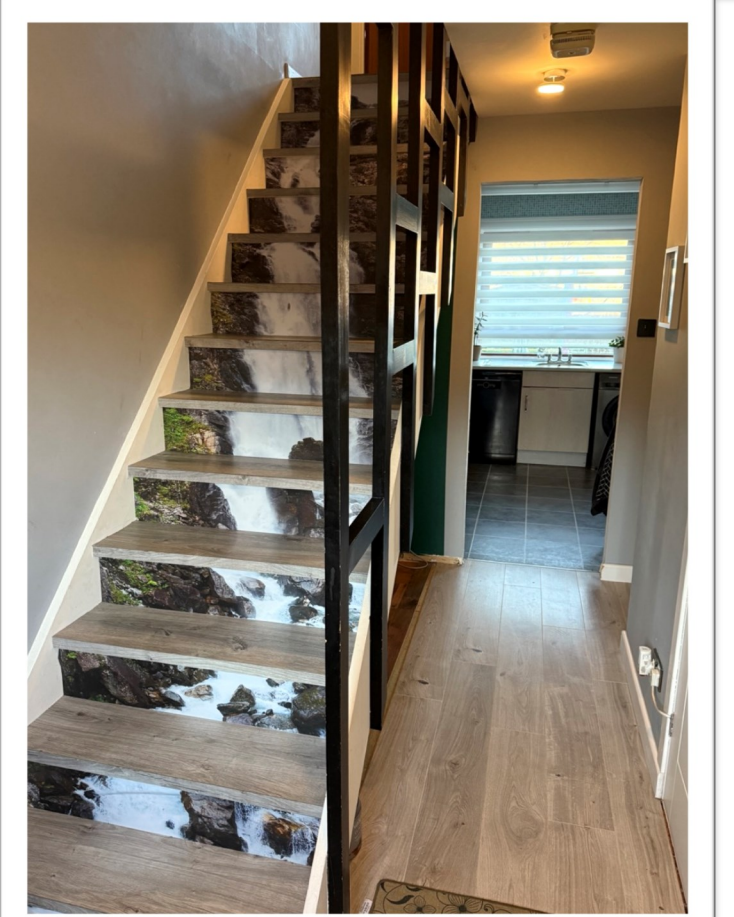
E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

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

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