



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



**6 BIRCH ROAD, ALNESS,
ROSS-SHIRE, IV17 0WJ**

This modern, South facing 2 bedroom semi-detached bungalow is situated in a popular and contemporary housing scheme in the busy Town of Alness. The bungalow features comfort and style and benefits from gas central heating and solar panels.

The accommodation has a hallway, lounge, kitchen/diner, bathroom and two double bedrooms with built in ward-robes. There is a driveway to the front of the property an open plan garden laid to grass. The rear garden is enclosed and mainly laid to grass with a patio area.

Obsdale Primary School is close by and the property is within a 15 minute walk to the High Street which has a variety of shops and services.

EPC—Band C(79) Council tax band C

Offers over £175,000

- **Semi-detached bungalow**
- **Two double bedrooms**
- **Kitchen/diner**
- **Lounge**
- **Bathroom**
- **Hallway**
- **Enclosed rear garden with shed**
- **Front garden**
- **Gas central heating**
- **Solar panels**
- **Driveway**



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

Tel: 01349 884411
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HALLWAY

Carpeted hallway with storage cupboard housing the electric meter, fuse box and solar panel meter. Cupboard housing the gas boiler. Loft access hatch. Radiator. Thermostat for the central heating.

LOUNGE

12'10" x 12'1" (3.93m x 3.70m) approx.

South facing room. Carpeted. Radiator. BT point and TV aerial point.

KITCHEN/DINER

10'11" x 10'2" (3.35m x 3.10m) approx.

Modern fitted wall and base units with built in electric oven, 4 ring gas hob and extractor hood above. French doors opening to the rear garden. Central heating control panel. Vinyl floor covering. Radiator.

BATHROOM

7'3" x 7'2" (2.22m x 2.20m) approx.

Three piece white suite with shower over the bath and shower screen. Tiled above the bath and behind the wash hand basin. Heated towel rail. Window to the rear of the property. Vinyl floor covering.

BEDROOM ONE

10'9" x 9'11" (3.29m x 3.02m) approx.

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

BEDROOM TWO

10'3" x 10'2" (3.14m x 3.10m) approx.

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

FRONT

There is a driveway for parking at least 2 vehicles. The open plan garden is laid to grass with paved path to the front door and to the side of the property.

REAR

Fully enclosed garden, mainly laid to grass with a patio area. Garden shed. Outside tap.

PRICE

Offers over £175,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band C

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

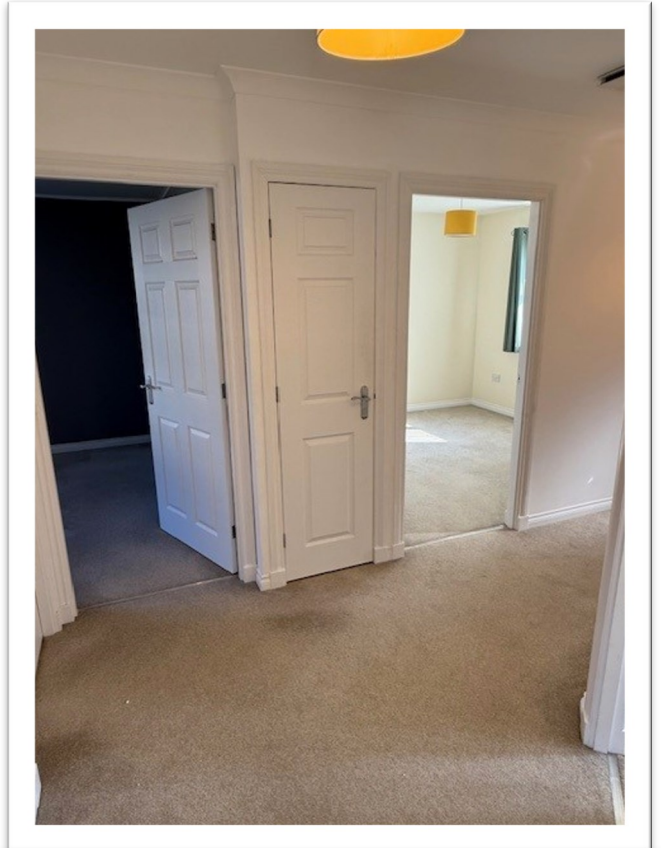
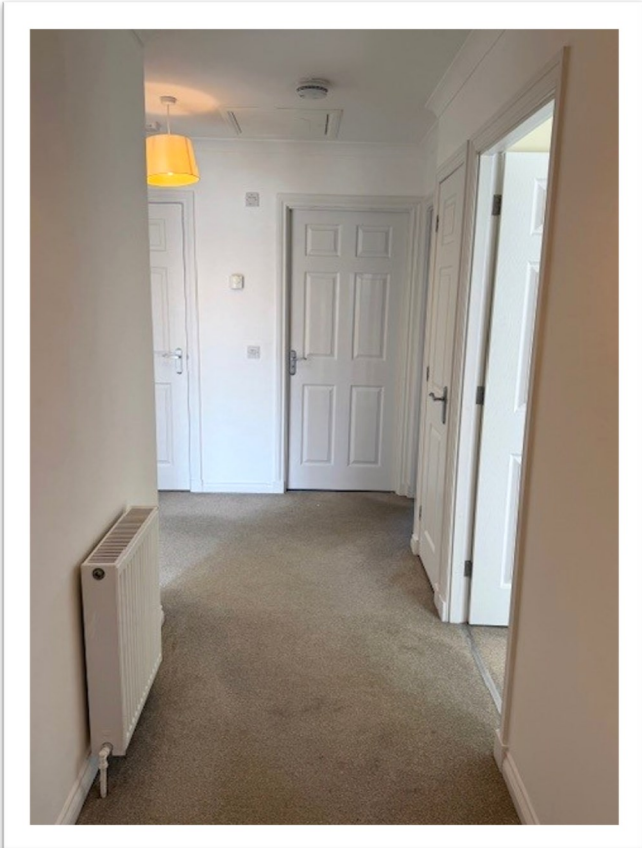
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Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com, www.onthemarket.com & facebook.

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