



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**102 OBSDALE PARK, ALNESS,  
ROSS-SHIRE, IV17 0TR**

This detached bungalow, located in a cul-de-sac in the popular residential area of Obsdale Park, offers great outdoor space as it is on a corner plot with garage and car port.

The property is within a 15 minute walk to the High Street and most other services and amenities that the bustling Town of Alness has to offer, including Primary and Secondary Schools, Supermarkets, Library, Swimming Pool, Golf Course, Churches and lots more. Alness is located on the North Coast 500 route.

The accommodation consists of hallway, lounge, kitchen, dining room, rear vestibule, shower room and three bedrooms. The gardens are all enclosed and there is a driveway with car port and attached garage.

The property benefits from gas central heating.

EPC Band D (67) Council tax band D.

*Offers over £240,000*

- **Detached bungalow**
- **Lounge**
- **Kitchen**
- **Dining room**
- **Shower room**
- **Three bedrooms**
- **Gas central heating**
- **Attached garage**
- **Car port**
- **Outbuildings**
- **Front, side and rear gardens**



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

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



## **102 OBSDALE PARK, ALNESS**

Ramp access to the front of the property.

### **HALL**

Storage cupboard. Loft access hatch. Two radiators. Laminate flooring.

### **LOUNGE**

**14'5" x 13'5" (4.40m x 4.10m) approx.**

Brick fireplace with electric fire inset. Double aspect windows. Carpeted. Radiator.

### **KITCHEN**

**14'8" x 10'5" at widest point (4.47m x 3.18m) approx.**

Fitted wall and base units. Built in electric oven and hob with extractor hood above. Tiled above the worktops. Break-fast bar. Radiator. Vinyl floor tiles. Window to the rear of the property. Door to rear vestibule with storage cupboard and door to rear garden.

### **DINING ROOM**

**10'5" x 7'11" (3.18m x 2.43m) approx.**

Window to the side of the property. Parquet flooring. Radiator.

### **SHOWER ROOM**

**6'7" x 6'7" (2.03m x 2.03m) approx.**

Wet room with partial wet wall. Non slip flooring. Radiator. Window to the rear of the property. Extractor fan.

### **BEDROOM ONE**

**10'6" x 10'1" (3.22m x 3.08m) approx.**

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

### **BEDROOM TWO**

**11'6" x 10'1" (3.52m x 3.08m) approx.**

Double bedroom with built in double wardrobe. Window to the front of the property. Radiator. Vinyl floor covering.

### **BEDROOM THREE**

**9'11" x 7'11" (3.04m x 2.43m) approx.**

Built in double wardrobe. Radiator. Window to the front of the property. Vinyl floor covering.

### **GARAGE**

Attached garage with up and over door. Carport to the side of the garage.

### **FRONT GARDEN**

Laid to grass with paved path to the front door, driveway. Ramp access.

### **REAR GARDEN**

Mainly laid to grass with mature tree and shrub borders. Patio area. Outbuildings.

### **PRICE**

Offers around £240,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band D

### **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](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



**102 OBSDALE PARK, ALNESS**





**102 OBDSALE PARK, ALNESS**





**102 OBSDALE PARK, ALNESS**

