



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 118 SHILLINGHILL, ALNESS, ROSS-SHIRE, IV17 0TB

Situated within the highly sought after residential area of Shillinghill, this semi-detached home offers well proportioned accommodation ideal for first time buyers, small families, or those looking to downsize.

The property comprises a hall, lounge/dining room, kitchen, two double bedrooms, a box room and bathroom. Outside, the property benefits from enclosed front and rear gardens. Further benefits include gas central heating and double glazing.

Alness is a charming Town located on the famous NC500 route around the North Highlands of Scotland and has a variety of shops and services. The Capital of the Highlands, Inverness is approximately 21 miles South. For the outdoor enthusiasts, the nearby Alness River offers picturesque walks, including routes leading to the beautiful Fyrish Monument, a well-known landmark that provides panoramic views across the Highlands. The area is also ideal for cycling, walking and enjoying nature.

EPC—Band C (72) Council tax band A

### **OFFERS OVER £137,000**

- Semi-detached property
- Gas central heating
- Kitchen
- Parking close by
- Lounge/dining room
- Enclosed front & rear gardens
- Bathroom
- Walking distance to the High Street
- Two double bedrooms
- Box room



Hannah Homes Estate &  
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Alness  
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# 118 SHILLINGHILL, ALNESS

Entry to the property is along the front garden path that leads to the front door.

## **HALL**

Under stairs storage cupboard housing the electric meter and fuse board. Built in coat cupboard. Radiator. Laminate flooring.

## **LOUNGE/DINING ROOM**

**20'5" x 10'11" (6.22m x 3.35m) approx.**

Windows to the front and rear of the property. Two radiators. Laminate flooring. View to the Fyrish hills from the front.

## **KITCHEN**

**11'5" x 8'6" (3.48m x 2.59m) approx.**

Fitted wall and base units with breakfast bar. Washing machine, fridge freezer and cooker included. Extractor hood over the cooker. Rear door out. Vinyl floor covering.

Head up the carpeted stairs to:

## **LANDING**

Window to the side of the property. Built in double linen cupboard. Radiator. Carpeted.

## **BATHROOM**

**6'2" x 5'4" (1.88m x 1.64m) approx.**

Three piece white suite with shower over the bath. Partial wet wall panels. Extractor fan. Heated towel rail. Window to the rear of the property. Vinyl floor covering.

## **BEDROOM ONE**

**13'7" x 11'6" (4.14m x 3.51m) approx.**

Double bedroom with windows to the front of the property offering a view to the Fyrish hills. Wooden flooring. Radiator.

## **BEDROOM TWO**

**13'7" x 8'9" (4.14m x 2.66m) approx.**

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

## **BOX ROOM**

**6'2" x 4'7" (1.89m x 1.39m) approx.**

Windows to the front of the property. Housing the gas boiler and control panel. Loft access hatch. Carpeted.

## **FRONT GARDEN**

Enclosed garden, laid to grass with paved path to the front door. Hedge to one side offering shelter and privacy.

## **REAR GARDEN**

Enclosed garden with garden shed. Laid to grass with path to the rear door.

## **PRICE**

OFFERS OVER £137,000

## **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,

Ross-shire, IV17 0PS.

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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.

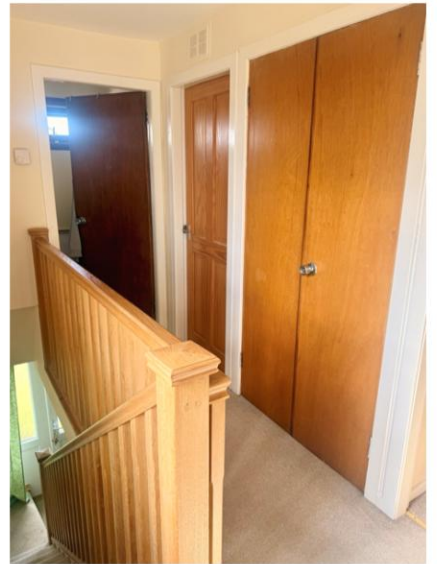
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