



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



116 WESTFORD, ALNESS ALNESS, IV17 0SA

This mid terraced property is located in the residential area of Westford, which is within walking distance to Coulhill Primary School. The award winning Town of Alness is within a 20 minute walk away, and has many other amenities including a brand new Secondary School, Supermarkets, Health Centre, Golf Course, Dentists and more.

The ground floor of the property comprises entrance hall, lounge/diner, kitchen and shower room. The first floor has three bedrooms and bathroom.

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 D (62)
Council tax band—A

Offers over £98,000

- **Mid terraced property**
- **Three double bedrooms**
- **Lounge/diner**
- **Kitchen**
- **Shower room**
- **Bathroom**
- **Enclosed garden to rear**
- **Electric blow air heating**
- **Council tax band A**
- **Parking to the front**



Hannah Homes
16a High Street
Alness

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



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

HALL

Walk in storage cupboard housing the electric meter and fuse box. Cupboard housing heating unit. Under stairs storage space. Carpeted. Stair lift (which can be removed).

SHOWER ROOM

7' x 6'7" (2.13m x 2m) approx.

Walk in shower with electric shower unit. Extractor fan. Window to the front of the property.

LOUNGE/DINER

21'8" x 11'6" at widest point (6.6m x 3.51m) approx.

Windows to the front and rear of the property. Carpeted. TV aerial point. Room thermostat. Door to:

KITCHEN

12'7" x 7'7" (3.84m x 2.32m) approx.

Wall and base units. Ceramic hob. Two built in shelved cupboards. Stainless steel sink unit. Window to the rear of the property. Vinyl floor covering. Washing machine and fridge freezer included.

Split staircase to the landing, which has a linen cupboard and a cupboard housing the water tank.

BATHROOM

7'6" x 6'5" (2.30m x 1.97m) approx.

Three piece suite. Wall heater. Window to the front of the property. Vinyl floor covering.

BEDROOM ONE

11'6" x 10'6" at widest point (3.20m x 3.50m) approx.

Double bedroom with built in wardrobe. Carpeted. Panel heater. Window to the front of the property.

BEDROOM TWO

11'5" x 10'8" at widest point (3.50m x 3.27m) approx.

Double bedroom with built in wardrobe. Loft access hatch. Carpeted. BT point. Window to the rear of the property.

BEDROOM THREE

9'9" x 7'6" (2.98m x 2.30m) approx.

Single bedroom with built in wardrobe. Carpeted. Window to the rear of the property.

REAR GARDEN

Fully enclosed garden, laid to gravel with mature hedges providing privacy. Patio area.

SERVICES

Mains water, electricity, drainage and telephone.

PRICE

Offers over £98,000

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:-**

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 & facebook.

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