

# 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





#### 116 WESTFORD, ALNESS, IV17 0SA

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.

#### <u>PRICE</u>

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.

#### <u>OFFERS</u>

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

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

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

Dur properties also feature on www.zoopla.co.uk ww

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

Bedroom 2
Sigh x 2 23m
910' x 78'

Sigh x 3 22m
218' x 117'

Bedroom 1
3.52 x 3.2m
118' x 107'

Bedroom 1
3.52 x 3.2m
118' x 107'

First Floor

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.

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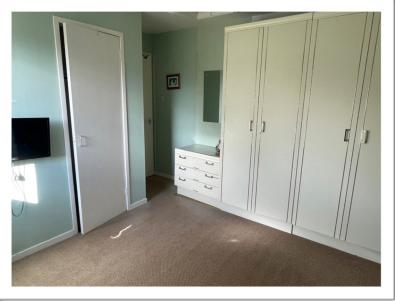












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