



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 131 COUL PARK, ALNESS ALNESS, IV17 0RD

This mid terraced property is just a short walk away from Coulhill Primary School and approximately a 10 minute walk to the Award winning High Street of Alness. Alness has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Golf Course, Churches, library and lots more.

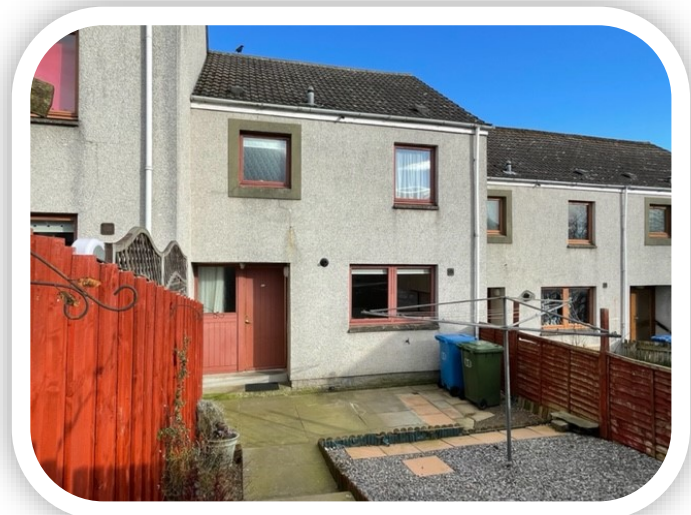
The accommodation consists of: entrance vestibule with a walk in storage cupboard, lounge, kitchen, shower room and two double and 1 single bedrooms. There are enclosed front and rear gardens. The property benefits from gas central heating. There is parking close by.

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.

EPC—Band C (73)

### *Offers over £97,500*

- **Mid terraced property**
- **Three bedrooms**
- **Lounge**
- **Kitchen**
- **Shower room**
- **Gas central heating and double glazing**
- **Gardens to the front and rear**
- **Council tax band A**
- **10 minute walk to High Street**



Hannah Homes  
16a High Street  
Alness

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



## **131 COUL PARK, ALNESS**

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

### **ENTRANCE VESTIBULE**

Radiator. Walk in storage cupboard. Door to:

### **LOUNGE**

**14'8" x 12' (4.48m x 3.67m) approx.**

Windows to the front of the property. Radiator. Carpeted. TV aerial point.

### **HALLWAY**

Under stairs storage cupboard housing electric meter and fuse box. Storage cupboard housing gas boiler. Radiator. Rear door out. BT point.

### **KITCHEN**

**13'4" x 10'11" at widest point (4.08m x 3.34m) approx.**

Fitted wall and base units. Stainless steel sink unit. Window to the rear of the property. Extractor fan. Radiator. Vinyl floor covering.

### **LANDING**

Loft access hatch. Carpeted. Radiator.

### **SHOWER ROOM**

**6'4" x 6'1" (1.93m x 1.86m) approx.**

Shower cubicle. White WC and wash hand basin. Heated towel rail. Partially tiled walls. Extractor fan. Window to the rear of the property.

### **BEDROOM ONE**

**11'9" x 11'3" (3.55m x 3.43m) approx.**

Double bedroom. Window to the rear of the property. Radiator. Carpeted.

### **BEDROOM TWO**

**13'4" x 9'2" (4.06m x 2.80m) approx.**

Double bedroom with window to the front of the property. Radiator. Carpeted. TV aerial point.

### **BEDROOM THREE**

**8'4" x 8'2" (2.55m x 2.50m) approx.**

Single bedroom with window to the front of the property. Radiator. Carpeted. TV aerial point.

### **REAR GARDEN**

Fully enclosed garden. Gravel area. Patio area. Outside tap.

### **FRONT GARDEN**

Laid to grass with mature shrubs. Path to front door.

### **SERVICES**

Mains water, electricity, drainage and telephone.

### **PRICE**

Offers over £97,500

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

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

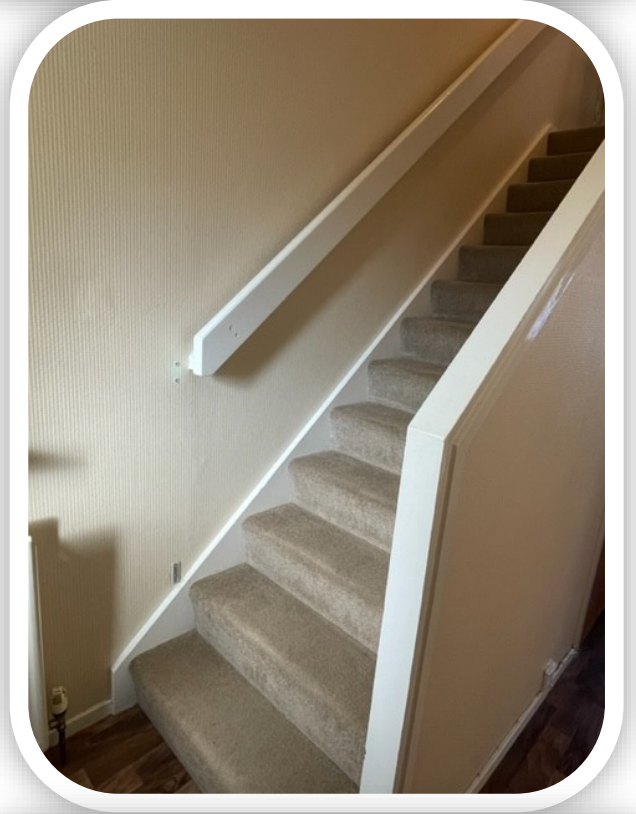
Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com), [www.boomin.com](http://www.boomin.com); [www.onthemarket.com](http://www.onthemarket.com) & facebook.

**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.





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