



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



41 COUL PARK, ALNESS ALNESS, IV17 0RA

Located at the top end of Coul Park is this end terraced property which is a 10 minute walk, approximately, to the High Street. Coulhill Primary School is a short walk away. Alness has a wide variety of shops and services amenities including supermarkets, leisure centre, swimming pool, Golf Course, Churches, library and lots more. There are some lovely walks up and down the Averon River and to the woods behind the property.

The accommodation consists of: hall, lounge, kitchen/diner, bathroom with separate shower and two double bedrooms, one with a walk in wardrobe. There are enclosed front and rear gardens. The property benefits from gas central heating. There is parking to the front and rear of the property.

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 (71)
Council tax band—B

Offers over £95,000

- End terraced property
- Two double bedrooms
- Lounge
- Kitchen/diner
- Bathroom with separate shower
- Gas central heating and double glazing
- Gardens to the front and rear
- Council tax band B
- 10 minute walk to High Street



Hannah Homes
16a High Street
Alness

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



41 COUL PARK, ALNESS

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

HALL

Under stairs storage space with wall mounted cupboard housing the electric meter and fuse box. Radiator. Carpeted.

LOUNGE

13'11" x 10'11" (4.25m x 3.33m) approx.

Window to the front of the property. Radiator. Carpeted.

KITCHEN/DINER

17'11" x 8' (5.46m x 2.46m) approx.

Modern fitted wall and base units with under unit lighting. Extractor hood above cooker space. Wet wall above work tops. Double drain sink unit with hose tap. USB socket. Vinyl floor covering. Window and door to the rear of the property.

LANDING

Radiator. Carpeted.

BATHROOM

6'3" x 6'1" (1.91m x 1.86m) approx.

Three piece white suite. Separate low level access shower with power shower. Heated towel rail. Shelled recess. Window to the front of the property. Extractor fan. Vinyl floor covering.

BEDROOM ONE

11'3" x 10'6" (3.44m x 3.22) approx.

Double bedroom with walk in wardrobe which has the loft access hatch and gas boiler. Radiator. Carpeted. Window to the front of the property.

BEDROOM TWO

11'5" x 11'3" at widest point (3.49m x 3.44m) approx.

Double bedroom with window to the rear of the property. Oak flooring. Radiator. Shelled recess. Radiator.

REAR GARDEN

Enclosed garden with patio area and grass area. Space to the side for wheelie bins. Garden shed.

FRONT GARDEN

Laid to grass and decorative chips with path to the front door.

SERVICES

Mains water, electricity, gas, drainage and telephone.

PRICE

Offers over £95,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band B

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.



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.

41 COUL PARK, ALNESS



41 COUL PARK, ALNESS

