



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### ROWAN COTTAGE, 7 WILLOWBANK ROAD, ALNESS, IV17 0QU

Rowan Cottage is located in the popular area of Willowbank Road in the award winning Town of Alness. It is within easy access to most amenities that the Town has to offer including Supermarkets, library, Churches, swimming pool, Primary and Secondary schooling, leisure centre, Golf course and much more. Alness sits on the North Coast 500 route around the Highlands.

The accommodation consists of: entrance hall, utility room, kitchen/diner, living room/diner, three double bedrooms, shower room—all on the ground floor, with a further 2 double bedrooms and WC on the first floor.

The property benefits from gas central heating and there is ample off-street parking for several vehicles.

The Highland Capital, Inverness, is approx. 20 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 C(71)  
Council tax band—D

*Offers over £250,000*

- **Detached property**
- **Five double bedrooms**
- **Living room/diner**
- **Kitchen/diner**
- **Utility room**
- **Shower room**
- **Hallway**
- **WC**
- **Gas central heating**
- **Set within own garden grounds with ample off street parking**



Hannah Homes  
16a High Street  
Alness

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



## **ROWAN COTTAGE, WILLOWBANK ROAD, ALNESS**

### **ENTRANCE HALL**

Radiator. Carpeted.

### **UTILITY ROOM**

**8'8" x 8'6" (2.66m x 2.59m) approx.**

Gas boiler. Plumbed for a washing machine. Window to the side of the property.

### **KITCHEN /DINER**

**20'11" x 9'8" (6.39m x 2.94m) approx.**

Numerous fitted wall and base units. Built in double oven with ceramic hob and extractor hood above. Two double built in shelved cupboards. Windows to the front and side of the property. Two radiators.

### **LIVING ROOM/DINER**

**20'11" x 13'2" (6.38m x 4.01m) approx.**

Feature open fireplace with brick surround and wooden mantle. Windows to the front of the property and front door out. Under stairs storage cupboard. Two radiators.

### **BEDROOM ONE**

**13'2" x 11'8" (4.02m x 3.56m) approx.**

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

### **HALLWAY**

Shelved storage cupboard. Small room with a shower cubicle.

### **BEDROOM TWO**

**9'11" x 10'4" (3.03m x 3.16m) approx.**

Double bedroom with window to the rear of the property. Radiator. Carpeted.

### **SHOWER ROOM**

**9'1" x 6'9" (2.76m x 2.06m) approx.**

Non slip flooring. Walk in shower enclosure with fold down seat. Radiator. Extractor fan. Window to the rear of the property

### **BEDROOM THREE**

**15'8" x 9' (4.79m x 2.76m) approx.**

Double bedroom with window to the rear of the property. Radiator. Carpeted.

*Head back to the living room and head up the stairs to the landing*

### **BEDROOM FOUR**

**12'9" x 9'11" (3.89m x 3.03m) approx.**

Double bedroom with built in double wardrobe. Coombed ceiling. Carpeted. Radiator. Windows to the front and rear of the property.

### **BEDROOM FIVE**

**12'8" x 9'8" (3.86m x 2.96m) approx.**

Double bedroom with built in double wardrobe. Carpeted. Radiator. Windows to the front and rear of the property.

### **TOILET**

**8'5" x 6'1" (2.58m x 1.85m) approx.**

WC and wash hand basin. Plumbing is installed for a shower to be fitted. Extractor fan. Window to the rear of the property. Carpeted.

### **OUTSIDE**

Set within it's own garden grounds with mature trees and shrubs to the front and rear. Ample off street parking for several vehicles. Coal and wood bunkers.



## **ROWAN COTTAGE, 7 WILLOWBANK ROAD, ALNESS**

### **SERVICES**

Mains water, electricity, drainage, gas and telephone.

### **PRICE**

Offers over £250,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band D

### **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) & 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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