



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**188 FIRHILL, ALNESS  
ALNESS, IV17 0RX**

This four bedroom, mid terraced property is just a short walk away from Coulhill Primary School and approximately a 15 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, optician, florist, library and lots more.

The accommodation consists of: entrance vestibule, lounge, kitchen/diner, WC and bedroom—all on the ground floor, with a further 3 bedrooms and bathroom, upstairs. 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. There is a regular train service from Alness to Inverness daily.

EPC—Band C (73)  
Council tax band B

*Offers around £130,000*

- **Mid terraced property**
- **Four bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Bathroom**
- **WC**
- **Entrance vestibule**
- **Gas central heating**
- **Enclosed gardens to the front & rear**
- **Council tax band B**



Hannah Homes  
16a High Street  
Alness

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



## **188 FIRHILL, ALNESS**

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

### **ENTRANCE VESTIBULE**

**6'10" x 6' (2.09m x 1.83m) approx.**

Radiator. Carpeted. Glass panel door opening to:-

### **LOUNGE**

**17'10" x 13'8" (5.45m x 4.17m) approx.**

Bright, South facing room. Radiator. Carpeted. TV aerial point. Glass panel door to:-

### **HALL**

Two built in storage cupboards. Wall mounted cupboard housing electric meter and fuse box, below the stairs. Carpeted. Radiator. Rear door out to the garden.

### **WC**

White WC and wash hand basin. Vinyl floor covering.

### **KITCHEN/DINER**

**15'6" x 11'6" at widest point (4.71m x 3.52m) approx.**

Bespoke Oak kitchen with Granite sink unit. Integrated washing machine and fridge. Cooker included. Tiled above work tops. Radiator. Wall lights in dining area. Window to the rear of the property. Vinyl floor covering.

### **BEDROOM ONE**

**15'9" x 8'7" (4.8m x 2.62m) approx.**

Double bedroom with window to the rear of the property. Wooden floor. Radiator.

Head up the stairs to the:

### **LANDING**

Built in linen cupboard. Storage cupboard above the stairs. Loft access hatch. Carpeted.

### **BATHROOM**

**6'7" x 5'10" (2.02m x 1.78m) approx.**

White suite with shower over the bath. Partially tiled walls. Window to the rear of the property. Extractor fan. Radiator. Vinyl floor covering.

### **BEDROOM TWO**

**13'4" x 8'8" (4.08m x 2.66m) approx.**

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

### **BEDROOM THREE**

**15'8" x 9'7" (4.78m x 2.93m) approx.**

Double bedroom with window to the front of the property, offering views over to the Black Isle. Radiator. Carpeted.

### **BEDROOM FOUR**

**11'6" x 7'10" (3.52m x 2.40m) approx.**

Window to the front of the property offering views over to the Black Isle. Radiator. Carpeted.

### **REAR GARDEN**

Fully enclosed garden with steps down. Mature shrubs offering privacy.

### **FRONT GARDEN**

Laid to grass with paved path. Mature shrubs offering privacy.

### **SERVICES**

Mains water, gas, electricity, drainage and telephone.

### **PRICE**

Offers around £130,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band B

### **VIEWING**

By arrangement with the selling agents only.



## **188 FIRHILL, ALNESS**

### **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) & 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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