



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



23C AVERON ROAD, ALNESS ROSS-SHIRE, IV17 0SJ

Located a street behind the High Street of Alness, is this 2 bedroom mid terraced property with off street parking to the rear. The property has gas central heating and double glazing throughout.

The accommodation consists of: entrance hall, living room, kitchen/diner, rear vestibule, bathroom and two double bedrooms. There are enclosed front and rear gardens. The property is a short walk to the High Street and most other local services and amenities that Alness has to offer including Supermarkets, Churches, Golf Course, swimming pool, library to name a few. There are also nice walks along the Averon River.

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. 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 D (60)
Council tax band—A

Offers over £105,000

- **Mid terraced property**
- **Two double bedrooms**
- **Living room**
- **Kitchen/diner**
- **Bathroom**
- **Gas central heating and double glazing**
- **Enclosed gardens to the front & rear**
- **Off street parking**



Hannah Homes
16a High Street
Alness

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



23C AVERON ROAD, ALNESS

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

ENTRANCE HALL

Window to the front. Carpeted.

LIVING ROOM

12'10" x 12'9" (3.91m x 3.88m) approx.

Window to the front of the property. Gas fire. Radiator. Carpeted. Central heating control panel.

KITCHEN / DINER

11'11" x 9'11" (3.65m x 3.03m) approx.

Window to the rear of the property. Plumbed for a washing machine. Radiator. Xpelair extractor fan. Vinyl floor covering.

REAR VESTIBULE

Storage cupboard. Small cupboard housing electric meter and fuse box. Rear door out.

Head back through the living room to the hall and go up the stairs which takes you to:-

LANDING

Carpeted. Linen cupboard housing water tank. Loft access hatch.

BATHROOM

6'3" x 5'11" (1.91m x 1.82m) approx.

Three piece white suite with electric shower over the bath. Tiled above the bath. Radiator. Extractor fan. Window to the rear of the property.

BEDROOM ONE

12'8" x 11'4" (3.87m x 3.46m) approx.

Double bedroom with built in double wardrobe. Built in shelved cupboard. Radiator. Carpeted. Window to the front of the property.

BEDROOM TWO

11'8" at longest point x 9'4" (3.55m x 2.86m) approx.

Double bedroom with built in double wardrobe. Carpeted. Window to the rear of the property,

REAR GARDEN

Enclosed garden, laid to grass with a paved path leading to the rear door. Outside tap. Coal bunker. Locked storage cupboard just outside the rear door.

FRONT GARDEN

Enclosed and laid to gravel with paved path to the front door.

SERVICES

Mains water, electricity, gas, drainage and telephone.

PRICE

Offers over £105,000

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

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



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