



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



32 OLD MILNAFUA ROAD, ALNESS,
ROSS-SHIRE, IV17 0TW

This modern semi-detached bungalow is located in the popular area of Old Milnafua Road of the Town, in a cul-de-sac, and it is within a 10-15 minute walk to the High Street. Obsdale Primary School is a short walk away.

The bungalow benefits from gas central heating, double glazing and off street parking. The accommodation consists of hallway, lounge, kitchen/diner, bathroom and two double bedrooms, both with built in wardrobes.

There is an enclosed garden to the rear of the property, mainly laid to grass with garden shed to the side. The front garden is open plan and laid to grass.

This would be an ideal first time purchase or a buy to let property.

EPC—Band C (75)

Council tax band C

Offers over £145,000

- **Semi-detached bungalow**
- **Kitchen/diner**
- **Lounge**
- **Two double bedrooms with wardrobes**
- **Bathroom**
- **Gas central heating**
- **Front & rear gardens**
- **Driveway**
- **Garden shed**



Hannah Homes
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Alness
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IV17 0PS

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32 OLD MILNAFUA ROAD, ALNESS

HALL

Two storage cupboards, one housing the electric meter and fuse box, the other, the gas boiler. Loft access hatch. Carpeted. Radiator.

LOUNGE

13'7" x 12' (4.15m x 3.68m) approx.

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

KITCHEN/DINER

10'11" x 10'5" (3.34m x 3.17m) approx.

Fitted wall and base units with built in electric oven and gas hob. Stainless steel extractor hood above hob. Plumbed for a washing machine. Tiled above work tops. Window to the side of the property. French doors opening to the decking area of the rear garden. Radiator.

BATHROOM

7'2" x 6'6" (2.19m x 1.98m) approx.

Three piece white suite with power shower over bath. Shower screen. Partially tiled walls. Window to the rear of the property. Radiator. Extractor fan.

BEDROOM ONE

10'7" x 10'3" (3.23m x 3.14m) approx.

Double bedroom with built in double wardrobe with sliding mirror doors. Radiator. Window to the rear of the property. Carpeted.

BEDROOM TWO

10'3" x 10'2" (3.13m x 3.10m) approx.

Double bedroom with fitted wardrobe. Window to the front of the property. Radiator. Carpeted.

FRONT GARDEN

Open plan garden and laid to grass, with a paved path leading to the front door. Driveway to the side.

REAR GARDEN

Enclosed garden and mainly laid to grass with a decking area. Garden shed to the side. Outside tap.

PRICE

Offers over £145,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band C.

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.

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