



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### CARMEL, ARDROSS ROAD, ALNESS ROSS-SHIRE, IV17 0QA

Located within walking distance to the High Street of Alness and most other amenities, is this detached bungalow. Alness has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Golf Course, Health Centre, Churches, library and lots more.

The accommodation consists of: entrance vestibule, hall, kitchen, living room, conservatory, bathroom and two bedrooms. Fully enclosed garden grounds with a driveway to the side. The bungalow benefits from gas central heating and double glazing.

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 C (70)  
Council tax band B

*Offers over £155,000*

- **Detached bungalow**
- **Two bedrooms**
- **Living room**
- **Kitchen**
- **Conservatory**
- **Bathroom**
- **Gas central heating and double glazing**
- **Enclosed garden ground**
- **Driveway to the side**
- **Walking distance to the High Street**



Hannah Homes  
16a High Street  
Alness

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



## **CARMEL ARDROSS ROAD, ALNESS**

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

### **ENTRANCE VESTIBULE**

Vinyl floor covering. Glazed door opening to:-

### **HALLWAY**

#### **L-Shaped**

Storage/linen cupboard with access to the loft. Radiator. Carpeted.

### **BEDROOM TWO**

**9'2" x 8'7" (2.80m x 2.67m) approx.**

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

### **BATHROOM**

**9'2" x 5' (2.80m x 1.52m) approx.**

Three piece suite with electric shower over bath. Shower screen. Tiled above the bath and wash hand basin. Radiator. Vinyl floor covering. Window to the front of the property.

### **BEDROOM ONE**

**12'4" x 8'7" (3.67m x 2.67m) approx.**

Double bedroom with fitted units above the bed space. Built in walk-in double wardrobe. Radiator. Carpeted. Window to the rear of the property.

### **LIVING ROOM**

**14'5" x 11'9" (4.42m x 3.65m) approx.**

Brick fireplace with wooden mantle and electric heater inset. Radiator. Carpeted. Window to the rear of the property. Patio doors opening to the conservatory.

### **KITCHEN**

**9'10" x 9'2" (3m x 2.81m) approx.**

Fitted wall and base units. Electric oven and hob, with extractor hood above. Radiator. Tiled above the work tops. Vinyl floor covering.

### **CONSERVATORY**

**11'9" x 8'1" (3.64m x 2.48m) approx.**

Tiled floor. Double doors opening to the front. Xpelair fan.

### **OUTSIDE**

Fully enclosed garden grounds with mature shrubs and trees. Path leading round to one side of the property with a driveway to the other side. Concrete shed.

### **SERVICES**

Mains water, electricity, gas, drainage and telephone.

### **PRICE**

Offers over £155,000

### **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](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.

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**CARMEL, ARDROSS ROAD, ALNESS**



**CARMEL, ARDROSS PLACE, ALNESS**

