



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**LEAWOOD, 12 OBSDALE ROAD, ALNESS,  
ROSS-SHIRE, IV17 0TU**

This substandard detached bungalow, with attached garage is situated conveniently to most services and amenities that Alness has to offer. It presents a great opportunity for those looking to put a personal touch on a property.

The bungalow consists of entrance vestibule, hallway, living room, sitting room, kitchen, three bedrooms, bathroom and rear hall which could be used as a sunroom. The property has gas central heating, open fire and is double glazed. You can drive all the way around the rear of the property where there is also parking. There is a detached store and a sheltered patio area.

The property is within walking distance to the High Street, Health Centre, Morrisons and Lidl's supermarkets and the Secondary School and swimming pool. Alness has Churches, a library, leisure centre, Golf course, to name a few. Alness is located on the North Coast 500 route. The Capital of the Highlands, Inverness, is approximately 21 miles South and there is a good bus service.  
EPC—Band D(56) Council tax band D

*Offers over £130,000*

- **Detached bungalow**
- **Three bedrooms**
- **Kitchen**
- **Living room**
- **Sitting room**
- **Entrance vestibule**
- **Side porch**
- **Bathroom**
- **Rear hall**
- **Attached garage/  
work shop**
- **Detached store**



Hannah Homes  
16a High Street  
Alness  
Ross-shire  
IV17 0PS

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



## **LEAWOOD, 12 OBSDALE ROAD, ALNESS**

### **REAR HALL**

**19'8" x 6'1" (5.99m x 1.86m) approx.**

Carpeted. Radiator. Door to:

### **HALLWAY**

Loft access hatch. Cupboard housing the water cylinder. Double, shelved cupboard with storage above. Glazed door to the front vestibule. Two radiators.

### **SITTING ROOM**

**16'8" at longest point x 10'5" (5.8m x 3.19m) approx.**

Wall mounted gas fired combi boiler set within a brick fireplace with wooden mantle and Caithness slab hearth. Central heating control panel and thermostat. Bay window to the front of the property. Shelved alcove. Carpeted. Radiator.

### **KITCHEN**

**10'4" x 9'3" (3.16m x 2.83m) approx.**

Fitted wall and base units. Double drain sink unit with mixer tap. Radiator. Double aspect windows. Extractor hood above space for the cooker. Tiled above the work tops. Electric meter and fuse box. Vinyl floor covering. Door to:

### **SIDE PORCH**

**5'9" x 4'5" (1.76m x 1.34m) approx.**

Vinyl floor covering. Side door out.

### **LIVING ROOM**

**14'8" x 14'2" (4.47m x 4.33m) approx.**

Open fireplace with brick surround and wooden mantle. Shelved recess. Bay window to the front of the property. Carpeted. Radiator.

### **BATHROOM**

**9'5" x 6'3" (2.88m x 1.93m) approx.**

Three piece suite with separate shower cubicle. Wet walled within the shower cubicle. Radiator. Vinyl floor covering. Window to the rear of the property.

### **BEDROOM ONE**

**14'2" x 9'2" (4.32m x 2.81m) approx.**

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

### **BEDROOM TWO**

**12'9" x 6' (3.88m x 1.84m) approx.**

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

### **BEDROOM THREE**

**11'7" x 5'11" (3.54m x 1.82m) approx.**

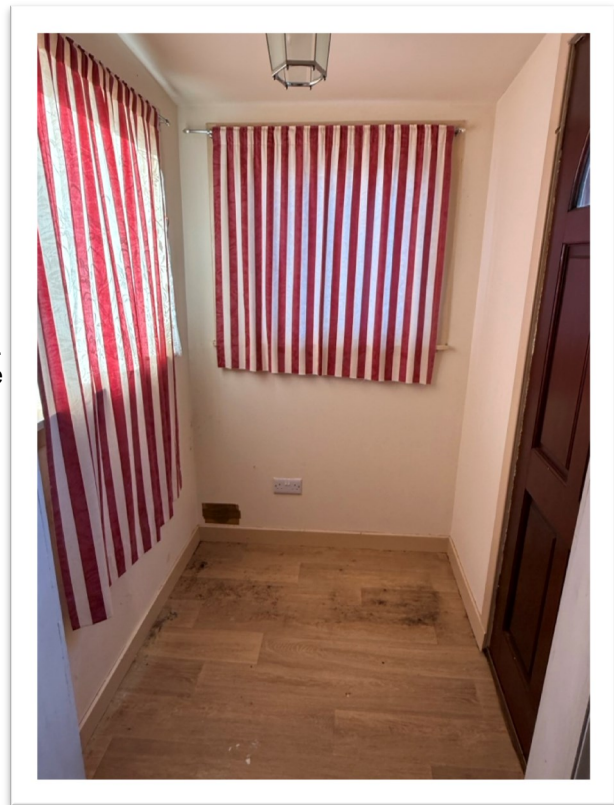
Window to the rear of the property. Carpeted. Radiator.

### **GARAGE/WORKSHOP**

Power and light. Concrete floor.

### **OUTSIDE**

Graveled driveway to both sides of the property with parking to the rear. Sheltered patio area. Detached concrete store. To the front there are mature shrubs and borders enclosed by a low wall.





## **LEAWOOD, 12 OBSDALE ROAD, ALNESS**

### **PRICE**

Offers over £130,000

### **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 ESTATE & LETTING AGENTS LTD.**:-

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)

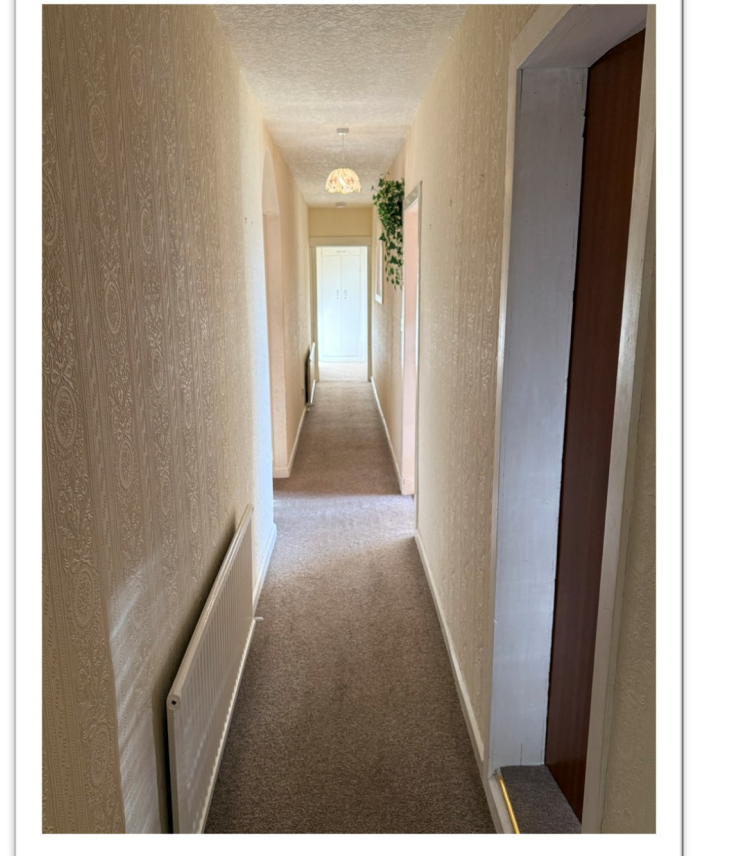
Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

**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.



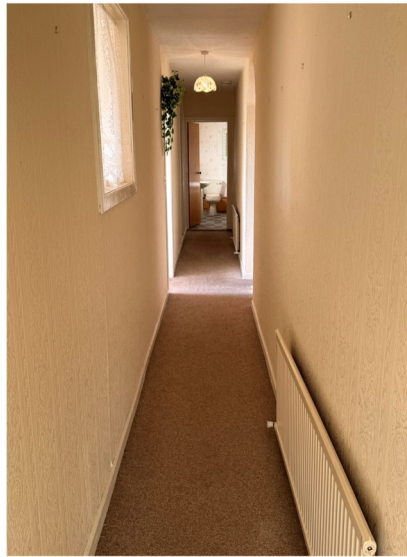


**LEAWOOD, 12 OBSDALE ROAD, ALNESS**





**LEAWOOD, 12 OBSDALE ROAD, ALNESS**





**LEAWOOD, 12 OBSDALE ROAD, ALNESS**

