



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 36 SHILLINGHILL, ALNESS ALNESS, IV17 0SY

Located on the outskirts of the popular residential area of Shillinghill and overlooking Shillinghill Park is this semi-detached property. It's a short walk to Bridgend Primary School and the High Street which has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Golf Course, Churches, library, Primary and Secondary Schools and lots more.

The accommodation consists of front porch, lounge/diner, kitchen/diner, utility room, shower room and three Bedrooms. There are enclosed gardens to the front and rear with parking close by. The property benefits from gas central heating.

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.

EPC—Band C (72)  
Council tax band A

*Offers over £148,000*

- **Semi-detached property**
- **Three bedrooms**
- **Lounge/diner**
- **Kitchen/diner**
- **Shower room**
- **Front porch**
- **Utility room**
- **Gas central heating**
- **Front & rear gardens**
- **Short walk to Bridgend Primary School**
- **Parking close by**



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

Tel: 01349 884411  
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## **36 SHILLINGHILL, ALNESS**

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

### **FRONT PORCH**

**9'5" x 6'10" (2.87m x 2.10m) approx.**

Pine panelled walls, radiator. Vinyl floor covering. Patio doors opening to:

### **HALL**

Carpeted. Radiator. Pine panelled walls.

### **LOUNGE/DINER**

**20'4" x 10'9" (6.20m x 3.29m) approx.**

Double aspect windows. Carpeted. Wall lights. Two radiators. Coved ceiling.

### **KITCHEN / DINER**

**16' x 7'6" (4.89m x 2.30m) approx.**

Numerous fitted wall and base units with built in oven, gas hob and extractor hood above. Tiled above the work tops. Stainless steel sink unit with a mixer tap. Walk in cupboard housing the gas boiler, central heating control panel, electric meter and fuse box. Vinyl floor covering. Radiator.

### **UTILITY ROOM**

**8'11" x 7'9" (2.73m x 2.36m) approx.**

Fitted wall and base units. Plumbed for a washing machine. Vinyl floor covering. Rear door out.

*Head back to the hall and up the stairs which is carpeted and has pine panelled walls.*

### **LANDING**

Pine panelled walls. Loft access hatch. Radiator. Carpeted. Window to the side of the property.

### **SHOWER ROOM**

**6'7" x 5'6" (2.01m x 1.68m) approx.**

White suite. Heated towel rail. Extractor fan. Vinyl floor covering. Window to the rear of the property.

### **BEDROOM ONE**

**13'9" x 8'9" (4.21m x 2.67m) approx.**

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

### **BEDROOM TWO**

**13'10" x 11'3" (4.21m x 3.43m) approx.**

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

### **BEDROOM THREE**

**8'1" x 8' (2.48m x 2.45m) approx.**

Single bedroom with window to the front of the property. Built in wardrobe, shelved and railed. Carpeted. Radiator.

### **REAR GARDEN**

Enclosed garden with wooden shed. Laid to chips and paving slabs.

### **FRONT GARDEN**

Enclosed garden with chipped areas surrounded by low walls. Patio area.

### **PRICE**

Offers over £148,000

### **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](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), [www.onthemarket.com](http://www.onthemarket.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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