



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



**36 TEANINICH STREET, ALNESS,  
ROSS-SHIRE, IV17 0RE**

This semi detached property, in walk in condition, is located in the popular residential area of Teaninich Street in a cul-de-sac is conveniently located and within walking distance to the High Street. The Town has a variety of services and amenities including library, Primary and Secondary Schools, florist, Churches, Golf Course, Leisure Centre and a swimming pool, to name a few.

The ground floor accommodation consists of a conservatory, hall, lounge, kitchen and bedroom 4/dining room with a further three bedrooms and bathroom, with separate shower, upstairs. The property benefits from oil central heating, partial under floor heating and there are low maintenance gardens to the front, side and rear of the property with off street parking to the front.

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. 21 miles to the South where all major transport links can be found. EPC—Band E (54). Council tax band—B.

*Fixed price £179,000*

- **Semi-detached property**
- **Conservatory**
- **Lounge**
- **Four bedrooms**
- **Kitchen**
- **Bathroom**
- **Oil central heating**
- **Front, side & rear gardens**
- **Off street parking to the front**



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

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## **36 TEANINICH STREET, ALNESS**

### **CONSERVATORY**

**14'9" x 12'3" (4.51m x 3.73m) approx.**

Laminate flooring. Fan/light. Wall lights. Radiator. Under floor heating.

### **HALL**

Coat cupboard. Carpeted. Radiator.

### **BEDROOM FOUR / DINING ROOM**

**14'6" x 8'1" (4.42m x 2.46m) approx.**

Built in double wardrobes and storage cupboards. Shelved recess. Wooden flooring. Radiator. Window to the rear of the property.

### **LOUNGE**

**14'1" x 11'4" (4.30m x 3.46m) approx.**

Feature fireplace with electric fire inset. Arched recesses to either side of the fireplace with cupboards below. Radiator. Window to the front of the property. Wooden flooring

### **KITCHEN**

**12'7" x 8'4" (3.84m x 2.56m) approx.**

Fitted wall and base units. Tiled above the work tops. Extractor hood. Shelved cupboard. Wall mounted cupboard housing electric fuse box. Rear door out. Tiled floor. Radiator. Under floor heating.

*Head back through to the hall, and up the split level stair case which has a window to the rear.*

### **LANDING**

Loft access hatch. Linen cupboard. Radiator

### **BEDROOM ONE**

**14'7" x 9'5" (4.45m x 2.88m) approx.**

Double bedroom with built in double wardrobe. Radiator. Carpeted. Windows to the front and rear of the property.

### **BEDROOM TWO**

**12'7" x 11'9" at widest point (3.85m x 3.59m) approx.**

Double bedroom with built in double wardrobe. Windows to the front and side of the property. Radiator. Carpeted.

### **BEDROOM THREE**

**11'2" x 7'6" (3.41m x 2.28m) approx.**

Window to the rear of the property. Built in double wardrobe. Radiator. Carpeted.

### **BATHROOM**

**7'5" x 6'4" (2.26m x 1.94m) approx.**

Three piece white bathroom suite with jacuzzi bath and separate shower cubicle. Partially wet walled. Tiled floor. Under floor heating. Heated towel rail. Window to the rear of the property.

### **FRONT GARDEN**

Lock block driveway with parking for 3 cars. Gate to the side of the property.

### **PRICE**

Fixed price £179,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band B.

### **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)



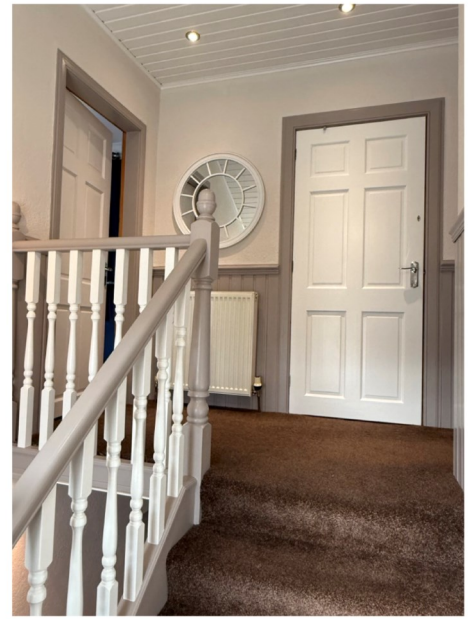
Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

**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.

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