



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 20B PERRINS ROAD, ALNESS ROSS-SHIRE, IV17 0SX

Just a short walk to the High Street is this two bedroom detached bungalow which has recently had new windows, fascia boards and soffits fitted. The bungalow is in walk in condition with low maintenance gardens. Alness has a wide variety of shops and services including supermarkets, leisure centre, swimming pool, Bank, Golf Course, Health Centre, Churches, library and lots more.

The accommodation consists of: entrance vestibule, kitchen/diner, lounge, shower room and two bedrooms. There are 2 off street parking spaces on Perrins Road. The property has electric 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. 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 D (61) Council tax band C

*Offers over £165,000*

- **Detached bungalow**
- **Two bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Shower room**
- **Electric heating**
- **Enclosed gardens**
- **Two parking spaces**
- **Walking distance to the High Street**



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

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



## **20B PERRINS ROAD, ALNESS**

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

### **ENTRANCE VESTIBULE**

Laminate flooring. Coat hooks. Glazed door with side screen opening to:

### **KITCHEN/DINER**

**11' x 9'6" (3.37m x 2.89m) approx.**

Fitted kitchen with built in oven, hob and extractor hood above. Dishwasher and washing machine. Breakfast bar. Double drain sink unit. Window to the front of the property. Laminate flooring. Storage heater. Open plan hallway with two fitted cupboards, one linen cupboard housing the water tank and one shelved cupboard. Loft access hatch., electric heater. Archway to:

### **LOUNGE**

**15'6" x 11'1" (4.72m x 3.38m) approx.**

Bright room with large window offering views to Fyriish Hill. Laminate flooring. Electric heater.

### **BEDROOM ONE**

**12'8" at longest point x 10'3" (3.87m x 3.12m) approx.**

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

### **SHOWER ROOM**

**7'2" x 7' (2.19m x 2.15m) approx.**

White suite with vanity sink unit. Shower screen. Electric shower. Wet walled within the shower cubicle and above the WC and sink unit. Heated towel rail. Extractor fan. Window to the rear of the property.

### **BEDROOM TWO**

**10'2" x 9'6" (3.12m x 2.90m) approx.**

Double wardrobe with sliding doors. Window to the rear of the property. Electric heater. Carpeted. Loft access hatch.

### **OUTSIDE**

Fully enclosed garden grounds. Low maintenance, with gravelled area, paved path all around the property. Lock block area. Outside tap.

### **SERVICES**

Mains water, electricity, drainage and telephone.

### **PRICE**

Offers over £165,000

### **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 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), [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.

**20B PERRINS ROAD, ALNESS**



**20B PERRINS ROAD, ALNESS**



**20B PERRINS ROAD, ALNESS**

