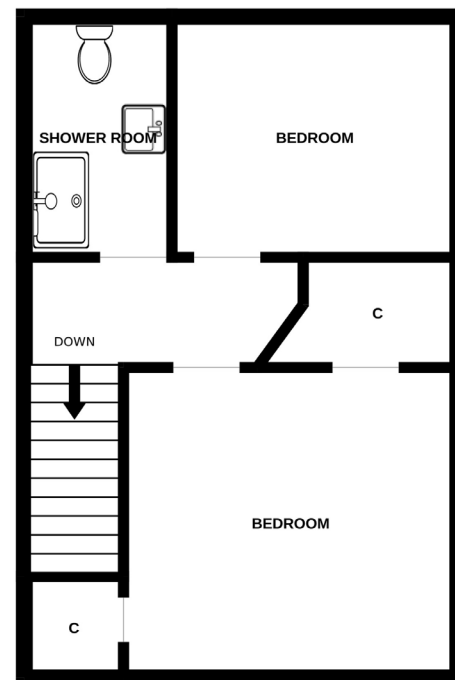
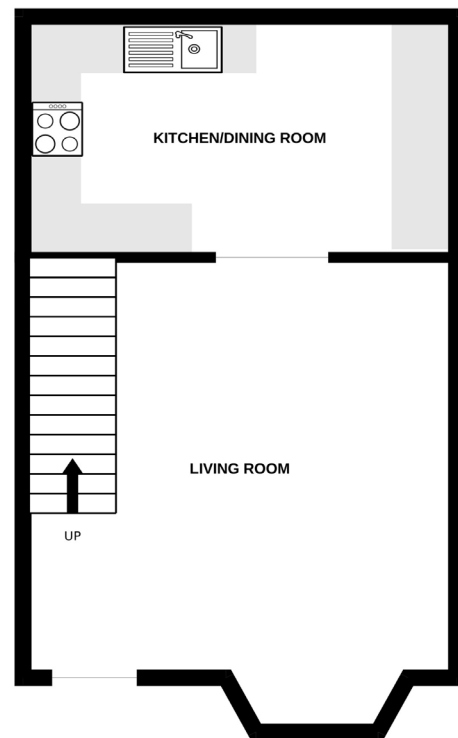




Services

Mains water, gas, electricity, and drainage.

Extras

All carpets, fitted floor coverings, blinds and curtains, light fittings, washing machine, garden shed, Wendy house and pergola.

Heating

Gas central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

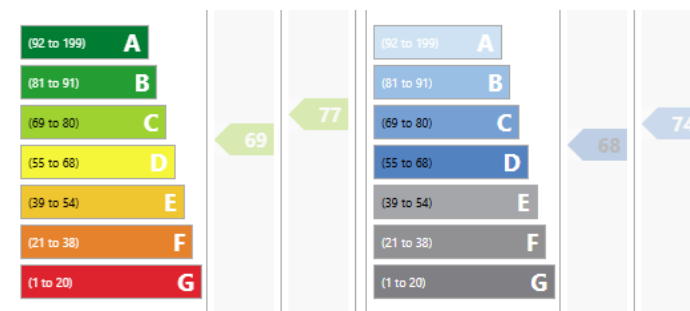
Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000

A full Home Report is available via Munro & Noble website.



3 Teaninich Farm Cottages Alness IV17 0RQ

A beautiful two bed roomed cottage, located in Alness, boasting gas central heating and garden grounds.

OFFERS OVER £163,000

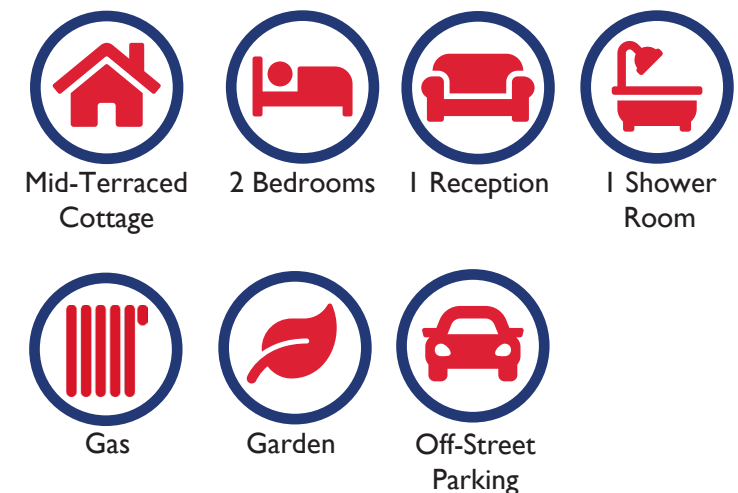
The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge

Property Description

3 Teaninich Farm Cottages is a stunning two bedroomed mid-terraced cottage located in Alness. The property boasts garden grounds, double glazed windows, gas central heating, private parking and will appeal to a number of purchasers, including first time buyers and young families. Spread over two floors, the accommodation walk-in condition and upon entering the property, you are greeted with a bright and airy front facing lounge and a stylish kitchen/diner. This good-sized kitchen provides space for a table and chairs, and comprises wall and base mounted units with worktops, and a sink with drainer and mixer tap. The integrated appliances include an electric oven and hob with extractor fan over, a fridge-freezer and a dishwasher. Included in the sale is the free-standing washing machine. From here, a door gives access to the rear garden. On the first floor can be found a landing with loft access, a spacious double bedroom and a single bedroom, with the double bedroom providing great storage space with double mirrored wardrobes and a walk-in cupboard. Completing the accommodation is the modern shower room which consists of a W/C, a wash hand basin within a vanity unit, and a wet-walled shower cubicle with mains shower. Externally, the front and rear garden is laid to slabs and is enclosed by timber fencing, perfectly positioned to soak up the sun during the summer months. Further to this is another garden area which is laid to lawn and enclosed by timber fencing, along with a private parking area and small timber shed that is included in the sale. The town of Alness is home to several shops, restaurants, pubs, supermarkets, a doctor's surgery, leisure centre and swimming pool. Primary schooling is within walking distance, and older children can attend Alness Academy. Alness has its own railway station on the Far North Line, and a bus service connects Alness with Inverness, Dingwall, and nearby towns.



Lounge



Shower Room



Rooms & Dimensions

Lounge

Approx 4.37m x 4.58m*

Kitchen/Diner

Approx 4.78m x 3.09m*

Shower Room

Approx 2.24m x 1.62m

Bedroom Two

Approx 2.68m x 3.06m*

Bedroom One

Approx 3.96m x 3.46m*

*At widest point

