



FOR RENT

56 Shillinghill, Alness, Ross-shire, IV17 0SZ

£525 p.c.m

This semi-detached 3 bedroomed property has been completely refurbished. In a desirable location this property includes double glazing, front and rear gardens with off-street parking. With a brand new efficient condensing combination gas boiler, radiators and electric shower utility bills will be kept to a minimum. Accommodation comprises:- Lounge/Diner and Kitchen on the ground floor with 3 double bedrooms and a luxury bathroom on the first floor.



ACCOMMODATION: -

Entry to the property is through the solid wood front door with window which opens to:-

HALL

Radiator. BT point. One single power point. Carpeted. Glass panel doors to Kitchen and:-

LOUNGE 6.2m x 3.4m approx.



Feature fireplace with wooden surround and marble hearth with electric fire inset. Windows to the front and rear of the property. Radiator, Television & aerial point.

KITCHEN 4.4m x 3.2m approx.



Fitted wall and base units with integrated Fridge & Freezer and fitted extractor hood. Walk-in cupboard and breakfast bar. Washing Machine, Tumble Dryer included with space for a Dishwasher. Tiled above work tops. Rear door out. Tiled flooring. Radiator.

HALL (Cont.) & LANDING

Stair to first floor with a window to the side of the property. Loft access hatch. Radiator. One single power point.

BEDROOM ONE 4.0m x 2.6m approx.

Radiator. Window to the rear of the property.

BEDROOM TWO 3.5m x 3.0m approx.

Built in cupboard. Radiator. Window to the front of the property.

BEDROOM THREE 3.6m x 2.5m approx.

Window to the front of the property. Radiator.

BATHROOM 2.4m x 1.7m approx.

White three piece bathroom suite, with electric shower. Luxury 1800mm long bath. Sliding Shower screen. Fully wet-walled. Vinyl floor covering.

Window to the rear of the property. Extractor fan. & heated towel rail.

FRONT GARDEN

Enclosed with off street parking.

REAR GARDEN

Secure rear garden mainly laid to lawn

ADDITIONAL INFORMATION

This property offers gas fired heating and double glazed windows.

COUNCIL TAX BAND:

Currently Band 'A'

RENTAL INFORMATION

The property is to be let on a Short Assured Tenancy basis for a minimum period of 6 months.

Tenants are responsible for the payment of all household bills and Council Tax.

DSS & Pets will be considered.

RENT

A rent of £525.00 per calendar month is to be charged. A deposit of £525.00 will be required to secure the tenancy.

VIEWING

Please contact Mike or Amanda Hicks on 01349 877004 or email: mike@hix.org.uk