

# 24 Hill Street

ALNESS, IV17 0QL

Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 2.00m (6'7")
Kitchen	4.80m (15'9") x 1.90m (6'3")
Bedroom 1	3.60m (11'10") x 3.30m (10'10")
Bedroom 2	5.20m (17'1") x 1.90m (6'3")
Bathroom	2.50m (8'2") x 1.90m (6'3")
Study	3.21m (10'6") x 1.58m (5'2")
Porch	3.98m (13'1") x 3.73m (12'3")

## Granny Flat

Lounge	7.10m (23'4") x 3.50m (11'6")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Bedroom 3	3.60m (11'10") x 3.50m (11'6")
Bedroom 4	3.60m (11'10") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>) - 207m<sup>2</sup>

EPC Rating - C

Extras (Included in the sale): Metal shed, timber shed, greenhouse, fitted floorcoverings & Ring video doorbell.

