

This detached house is located at the eastern end of the village of Evanton and conveniently situated close to the centre and within easy walking distance of the shops and bus stops. Nearby, there is also a beautiful community woodland walk leading to the famous Black Rock Gorge. Evanton is a popular village with community spirit and offers a variety of amenities which include a Coop, Hotel with pub and restaurant, a hairdresser, café and churches and the popular Storehouse at Foulis is just a short distance along the A9. There is a primary school in the village with older children attending Alness or Dingwall Academy for which transport is provided. The village is surrounded with lots of lovely walks. A wider variety of shops and a leisure centre which has a swimming pool can be found in Dingwall including national supermarkets, hotels, a bank, independent retailers, restaurants, coffee shops a post office, pubs and fast food outlets. Dingwall benefits from regular bus and train services to both north, south and Inverness is within an easy commute by car.

This attractive house was built in 1990, it has been well maintained and is in good order throughout but would now benefit from some modernisation and redecoration. Parking is provided for 4-5 cars in the large driveway and there are two garages. There is an attractive garden to the rear which gets the sun for most of the day and there is also a balcony which is a sun trap. Unusually there is a basement in this house which provides a very large room which could be used for a variety of applications. This house would provide an ideal family home.

Directions: Travelling north on the A9 turn left onto the B817, continue through the village pass the caravan park and go over a small bridge, Kenville is the third house on the right after the bridge.

What3Words app enter: [///stitch.narrates.ranches](https://www.what3words.com/#!/stitch.narrates.ranches)

Services: Mains gas, electricity, water & drainage.

Council Tax— F

To arrange a viewing call Middleton Ross on 01349 865125

HSPC out of hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



FOR SALE



Kenville, Station Road, Evanton, Ross-shire, IV16 9YW

Offers Over £255,000

- Detached House
- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Sun Room/Study
- Four Bedrooms
- Box Room
- Family Bathroom and Shower Room
- Large Basement Room
- Balcony
- Predominantly Double Glazed
- Gas Central Heating and Back Boiler
- Solar Panels
- Gardens Surrounding House
- Two Garages
- Large Driveway
- EPC Rating D

01349 865125

middletonross.co.uk

REF 27
HSPC 61082





Kenville, Station Road, Evanton, Ross-shire, IV16 9YW

Offers Over £255,000

Detached house situated near the centre of the popular Ross-shire village of Evanton.



Approximate Floor Area 170m²