

This detached house is located in a quiet street and conveniently situated close to the centre of the village, within easy walking distance of the shops and bus stops. There is also a beautiful community woodland walk leading to the famous Black Rock Gorge along with many other attractive walks nearby. Evanton is a popular Ross-shire village with a great community spirit. It offers a variety of amenities including a Coop, hotel with a pub and restaurant, hairdresser, café, churches and the popular Storehouse at Foulis is just a short distance along the A9. There is a primary school in the village with the older children attending Alness or Dingwall Academy for which transport is provided. A wider variety of shops and a leisure centre, which has a swimming pool, can be found in Dingwall where there are also 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 and south and Inverness is an easy commute by car.

This attractive house was built around 18 years ago. It has been well maintained and is in excellent order throughout. The rooms are bright, spacious and all painted in neutral colours. Parking for two cars is provided in the driveway, which also has a car port. There is a low maintenance attractive garden to the back which has an open outlook to the rear. The property has four bedrooms one of which is en-suite. The loft is fully insulated, boarded, with lighting and power sockets. The house also benefits from gas central heating and double glazing. This property would provide an ideal family home.

Directions: Travelling north on the A9 turn left onto the B817, on entering the village take the first turning on the right between the flats, number three is the first detached house on the left hand side.
 What3Words: [///idealist.prefect.occupy](#)

Services: Mains gas, electricity, water & drainage.

Council Tax— E

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 integrated 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.



3 Sgitheach Place, Evanton, Ross-shire, IV16 9UD

Offers Over £240,000

- Detached House
- Vestibule
- Entrance Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Four Bedrooms (One En-Suite)
- Ground Floor Shower Room

- First Floor Bathroom
- Landing with Study Area
- Fully Floored Loft with Power and Light
- Double Glazing
- Gas Central Heating
- Low Maintenance Gardens
- Garden Shed with Power and Light
- Potting Shed
- Off Road Parking for two Cars with a Car Port
- EPC Rating C

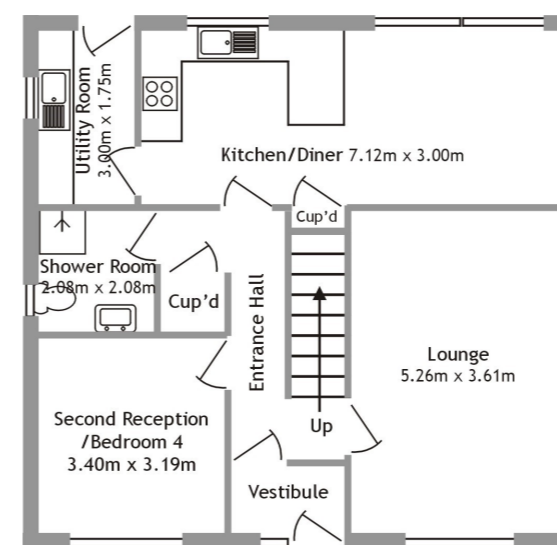




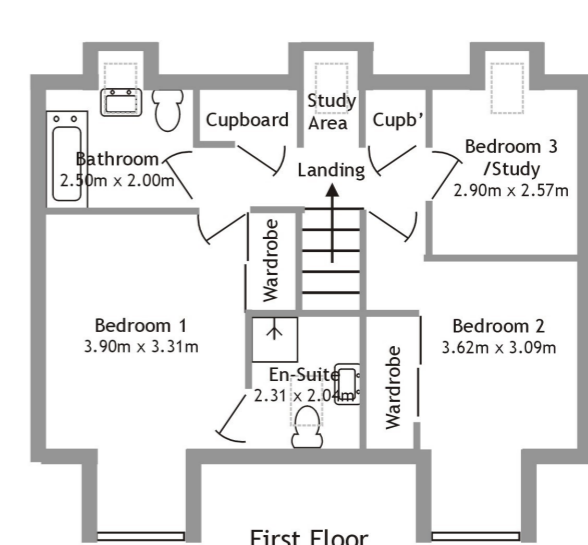
3 Sgitheach Place, Evanton, Ross-shire, IV16 9UD

Offers Over £240,000

Detached house situated in a quiet residential street in the centre of the village.



Ground Floor



First Floor

Floor plan sizes are approximate