

This immaculate detached bungalow is situated 1.3 miles west of Evanton along the rural Sworddale Road. Evanton is a popular village with community spirit and offers a variety of amenities including 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 and south and Inverness is an easy commute by car.

The bungalow was built by the current owners in 1990, it has been well maintained and is in excellent order throughout. The rooms are bright and spacious. The cottage is surrounded by a beautifully landscaped garden which is thoughtfully designed with mature trees, colorful flowerbeds, and a well-maintained lawn, offering multiple spots for outdoor dining, gardening, or simply soaking up the stunning Highland scenery which surrounds the house. Parking is provided for 4-5 cars in the large driveway and there is a garage with workshop space. The house benefits from oil central heating and a back boiler operated by the open fire in the lounge.

Directions: Travelling north on the A9 turn left onto the B817, on entering the village turn left at the Coop then take the third left into Sworddale Road, continue for approx. 1.3 miles, the house is on the right.

What3Words app enter: **///keep. Ringside,train**

Services: Mains electricity and water  
 Drainage is to a private septic tank  
 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](mailto: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](mailto: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



Drumore Cottage, Sworddale Road, Evanton, IV16 9XA

Offers Over £315,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Lounge
- Family Room
- Kitchen/Diner
- Utility Room & W.C.
- Three Bedrooms
- Family Bathroom
- Ample Storage Space
- Double Glazing
- Oil Central Heating
- Stunning Garden Surrounding House
- Beautiful Views
- Large Driveway
- EPC Rating E

01349 865125  
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REF 18  
 HSPC 61023

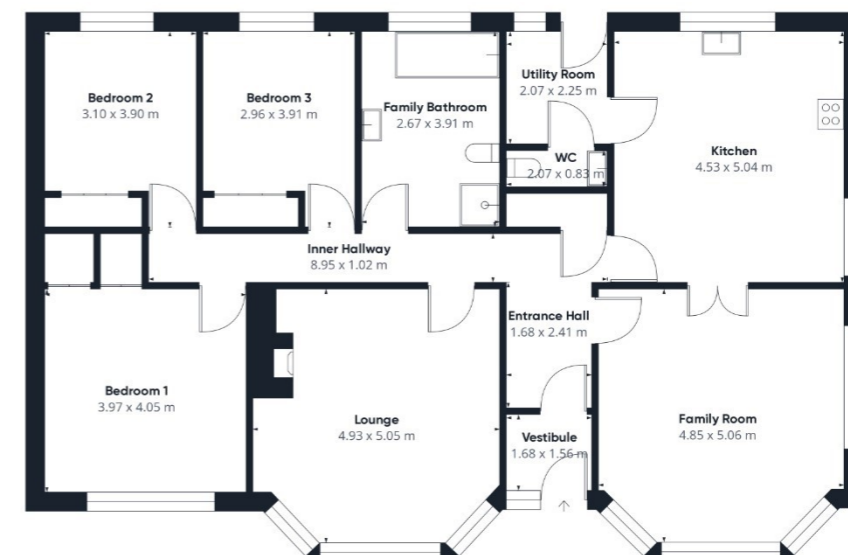




Drumore Cottage, Swordale Road, Evanton, IV16 9XA

Offers Over £315,000

Detached bungalow situated in a beautiful semi rural location with a stunning garden.



Approximate  
 Floor Area  
**146m<sup>2</sup>**