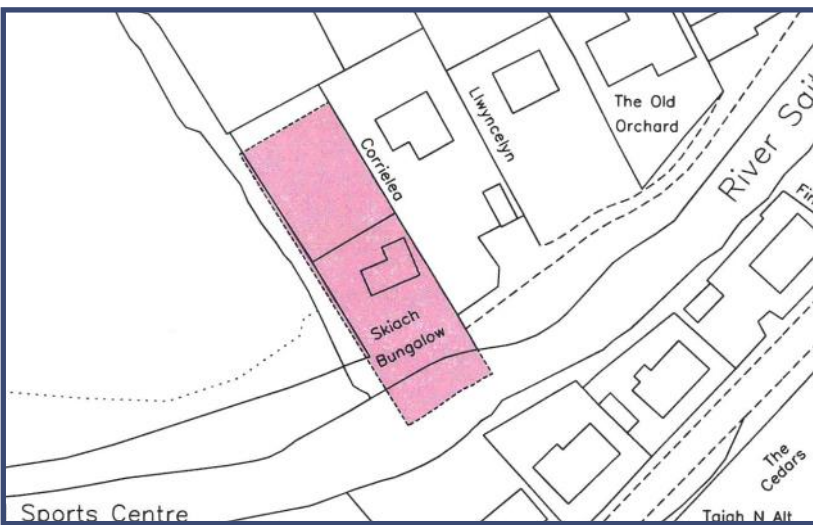


Middleton Ross & Arnot



Building Plot, Skiach Bungalow, Evanton, IV16 9RW

Detached Derelict Bungalow
Large Plot Extending to Approx ½ Acre
Central Village and Riverside Location
Possible Development Opportunity.



Offers Around £65,000

01349 865125

property@middletonross.co.uk
www.middletonross.co.uk



The one bedroomed bungalow on this site is unfit for occupation and is in a hazardous condition. This is being sold as a site for development.

The plot which extends to approximately ½ acre is situated at the end of a shared private track which runs along the bank of the River Sgitheach in the village of Evanton. This popular village offers a variety of facilities which include a shop, Post Office, a hotel with a pub and restaurant, hairdresser, café and churches. Primary schooling is available in the village with older children attending Dingwall Academy for which transport is provided. There are many pleasant walks in the surrounding area and it is within commuting distance of both Inverness and Dingwall. Regular bus services are available from the village centre to Inverness, Dingwall and Alness with connecting rail links from both Dingwall and Alness to the north and south. A wider variety of facilities are available in Dingwall, nearby Alness and Inverness.

Directions: From the A9 (south) turn left onto the B817 you will pass under a railway bridge, continue along the road until you enter the village, you will pass a war memorial on the left and then over a bridge, take a sharp left turn immediately after the bridge and just before the large brown shed, follow the track to the very end, there is a large gate. When viewing, please enter by the gate and park within the grounds of the property, it is overgrown but safe to park and turn.

Services: Mains water, drainage and electricity.

Council Tax—The current property is assessed at Band A

To arrange a viewing call Middleton Ross & Arnot on 01349 865125

Mon to Fri 9am - 5pm out of hours call HSPC on 01463 231173 Mon to Fri 5pm - 9pm, Sat - 9am - 5pm and Sun 10am—4pm

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.

The mention of services does not imply that they are in full and efficient working order.