

middleton ross & arnot



Mid Terraced House with Loft Conversion

- Porch
- Lounge
- Kitchen/Diner
- Two Bedrooms
- Study
- Shower Room
- Double Glazing
- Oil Fired Central Heating
- Wood Burning Stove
- Garden to Front and Back
- Parking for Two Cars
- Workshop and Wood Shed
- Quiet and Secluded Location
- Convenient for Commuting
- EPC Rating D

Offers Around £122,500



01349 865125

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

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Mid terraced extended house which is 2½ miles by car from Evanton or just over a mile on foot. This popular village offers a variety of facilities which include a shop, Post Office, a hotel with a pub and restaurant, hairdresser, café, churches and the very popular Storehouse at Foulis is a short distance along the A9. Primary schooling is available in the village with older children attending Alness Academy for which transport is provided. There are many pleasant walks in the surrounding area and it is within easy 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. There is a wider variety of facilities available in Dingwall, nearby Alness and Inverness.

This small group of houses were built in 1927 to house military personnel between the two wars and form a quiet family friendly cul-de-sac with plenty of open space to the rear of the houses. There are pleasant gardens to the front and back and space to park two cars. The loft conversion was carried out some 14 years ago. The property is in good condition and has been well cared for. This house and the area need to be viewed to be appreciated and would provide an ideal first time purchase, small family home or a buy to let opportunity.

Directions: From Dingwall, travel north east along the A862 for three miles, at the Ardullie Roundabout take the first exit left onto the A9 and continue for 3½ miles until you reach the sign for Highland Deephaven Industrial Estate, turn right then right again, follow the road round to the left, 7A is the 2nd house along in the second block with decking to the front .

Services: Mains water and electricity. Drainage is to a shared septic tank.
Council Tax— A
To arrange a viewing call Middleton Ross & Arnot 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

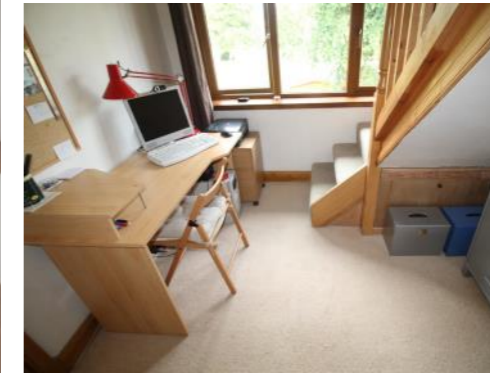
Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers 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.

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

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hspc 55777



7A Newton Road South

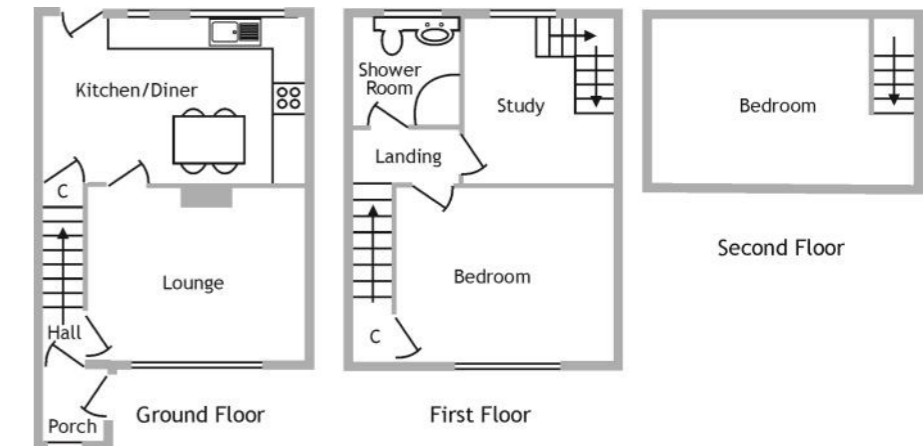
Evanton

Offers Around £122,500

Mid terraced house extending over three storeys with a loft conversion. Situated in a quiet location in pleasant surroundings within easy commuting distance to Inverness and Dingwall.

Accommodation

Porch	1.46m x 1.37m
Inner Hall	1.27m x 1.15m
Lounge	4.04m x 3.73m
Kitchen/Diner	4.98m x 2.80m
1st Floor Bedroom	4.11m x 3.54m
1st Floor Study	3.05m x 3.00m
1st Floor Shower Room	1.84m x 1.71m
2nd Floor Bedroom	4.37m x 2.90m



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