



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



7A NEWTON ROAD SOUTH, EVANTON, ROSS-SHIRE. IV16 9UH

This mid terraced offers accommodation on 3 floors to include entrance porch, lounge with multi fuel stove, kitchen/diner—all on the ground floor. On the first floor there is the shower room, a double bedroom and office/hall and on the third floor, there is a double bedroom. The property is on the outskirts of the village of Evanton, with easy access on to the A9 road. Evanton has a convenience store, Primary School and Church. The Towns of Alness and Dingwall are 5-10 minutes drive away and have most other services and amenities including Supermarkets, Health Centres, Primary and Secondary Schools and much more.

The property benefits from oil central heating and double glazing. There is also a multi fuel stove in the lounge. There is an enclosed garden to the rear, with decking area to the front.

Evanton provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 16 miles to the South where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

EPC—Band E (44)
Council tax band— A

Offers around £132,500

- **Mid terraced property**
- **Two double bedrooms**
- **Lounge**
- **Kitchen/diner**
- **Shower room**
- **Office/hall**
- **Enclosed garden to rear**
- **Decking to the front**
- **Oil central heating**
- **Parking to the front**



Hannah Homes
16a High Street
Alness
Ross-shire
IV17 0PS

Tel: 01349 884411
Email:
mail@hannah-homes.co.uk



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Entry to the property is through the front door which opens to:-

ENTRANCE PORCH

UPVC front door. Tiled floor. Half glazed door to hall.

LOUNGE

13'3" x 11'6" (4.04m x 3.52m) approx.

Multi fuel stove. Shelved alcove. Window to the front of the property. Radiator. Engineered wooden flooring.

KITCHEN/DINER

16'4" x 9'2" (4.98m x 2.80m) approx.

Fitted wall and base units with built in double oven and integrated dishwasher. Ceramic hob with stainless steel extractor hood above. Washing machine and fridge freezer included. Tiled above the work tops. Built in storage cupboard. Rear door out.

Window to the rear. Radiator.

Head back to the hall and up the stairs to the first floor.

SHOWER ROOM

6'1" x 5'10" (1.86m x 1.79m) approx.

White suite with corner shower cubicle with electric shower. Part wet wall panels. Radiator. Window to the rear. Vinyl floor covering. Cupboard below wash hand basin.

LANDING

Carpeted.

BEDROOM ONE

13'5" x 11'8" (4.09m x 3.56m) approx.

Double bedroom with built in wardrobe. Wooden flooring. Radiator. Window to the front of the property.

OFFICE/HALL

9'9" x 9'2" (2.98m x 2.80m) approx.

Under stairs storage space. Radiator. Carpeted. Window to the rear of the property.

Head up the split level stair case to the third floor.

BEDROOM TWO

14'4" x 9'9" (4.37m x 2.98m) approx.

Double bedroom with built in storage space within the eaves. Coombed ceilings. Velux window. Carpeted. Radiator. Cupboard housing water tank.

REAR GARDEN

Enclosed garden and laid to gravel. Oil tank and boiler. Shed situated outside the garden.

SERVICES

Mains water, electricity, telephone and shared septic tank.

PRICE

Offers around £132,500

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band A

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

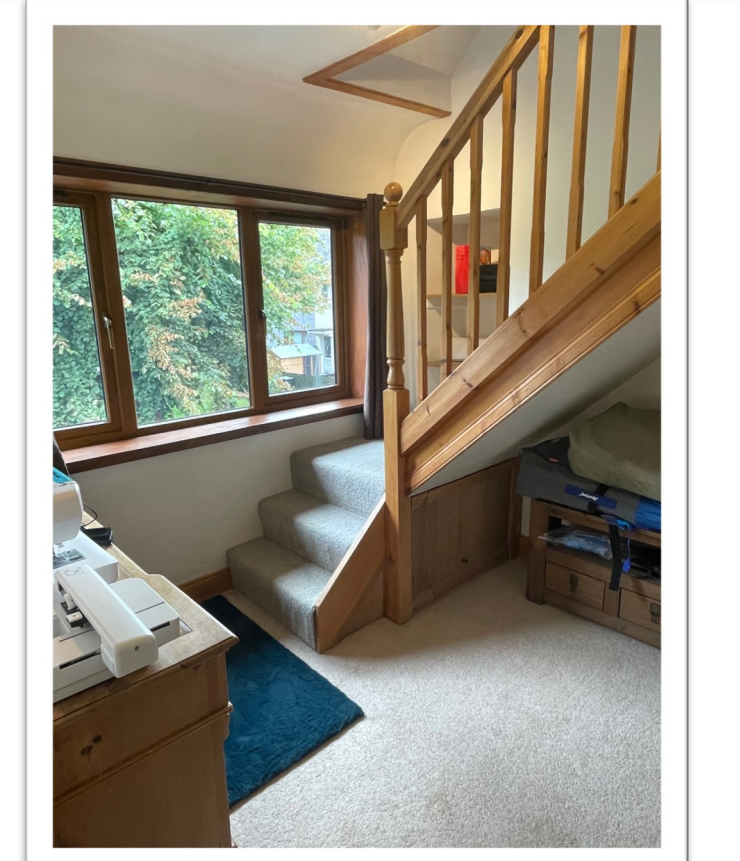
E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com & facebook.

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