



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



“Raalyam’, Novar Toll, Evanton, IV16 9XH

This 1½ storey detached property is a short drive to the centre of the village which has Churches, a supermarket, forest walks to name a few. The Primary School is a short drive away. More services and amenities and secondary Schools are in the nearby Towns of Alness and Dingwall. The property benefits from views over the Cromarty Firth to the Black Isle beyond to the rear of the property.

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. 20 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.

The property is over 3 floors. Ground floor has basement area which has lower landing, hallway, lounge room, hobby room, shower room, larder and cupboard. First floor has entrance vestibule, inner hallway, lounge/diner, kitchen/diner, WC, utility room and one bedroom with en-suite. Second floor has landing, 2 bedrooms (one with walk in in dressing room and store) and family bathroom.

EPC—Band D (63) Council Tax band D

OFFERS OVER £305,000

- 3 double bedrooms
- One en-suite
- Kitchen/diner
- Lounge/diner
- Utility room
- Family bathroom with corner jacuzzi bath
- WC
- Basement
- Fully double glazed
- Oil fired central heating
- Multi fuel stove
- Off street parking
- Council tax band D



Hannah Homes Estate &
Letting Agents Limited
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FRONT DOOR

UPVC door into vestibule. Cupboard with sliding doors. Glazed door into inner hallway. Carpet. Coving. Storage/linen cupboard.

LOUNGE/DINER

15'11" x 13'8" (4.86m x 4.18m) approx.

Carpet. Radiator. Multi fuel stove. Window to side. Patio doors opening to rear patio with views over Cromarty Firth. Opening leading to dining area.

DINING AREA

13'8" x 9'9" (4.18m x 2.98m) approx.

Carpet. Radiator. Window to front of property.

BEDROOM 1

9'8" x 11'9" (3.58m x 2.96m) approx.

Carpet. Radiator. Window to front of property.

EN-SUITE

6'4" x 2'9" (1.94m x 0.86m) approx.

Vinyl flooring. WC. Wash hand basin. Shower enclosure with wet wall panelling.

Door to back hall

Vinyl flooring. Radiator

KITCHEN/DINER

15'11" x 11'8" (4.86m x 3.57m) approx.

Vinyl flooring. Coving. Radiator. Fully fitted kitchen with integrated oven, grill and electric hob. Extractor hood. Integrated fridge. Double aspect windows with rear window looking out over Cromarty Firth

WC

4'10" x 2'6" (1.49m x 0.77m) approx.

Vinyl flooring. WC and wash hand basin.

UTILITY ROOM

6'6" x 4'10" (2.00m x 1.48m) approx.

Vinyl flooring. Worktops. Wall and base units. Oil boiler. Plumbed for washing machine. Window to rear of property.

BASEMENT ACCESSED THROUGH DOOR IN BACK HALL

Lower landing. Hallway. Lounge room. Hobby room. Shower room. Larder. Cupboard

Stairs to landing

BATHROOM

9'1" x 9'8" (2.77m x 2.97m) approx.

Vinyl flooring. Radiator. WC. Wash hand basin. Corner jacuzzi bath. Combed ceiling. Window to front of property.

BEDROOM 2

13'6" x 13'3" (4.13m x 4.04m) approx.

Carpet. Radiator. Combed ceilings. Walk in wardrobe built into front combe. Door to dressing room. Window to rear of property with views over Cromarty Firth.

BEDROOM 3

16'1" x 3'8" (4.91m x 4.16m) approx.

Carpet. Radiator. Combed ceilings. Cupboard. Window to rear of property with views to Cromarty Firth.

OUTSIDE

There is off street parking for a number of vehicles. There are patio areas to the front and rear of the property. To the side there is a shed/workshop, polytunnel and an area laid to grass with clothes drying line.

PRICE

OFFERS OVER £305,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band D

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 ESTATE & LETTING AGENTS LTD:-** 16a High Street, Alness, Ross-shire, IV17 0PS.

Telephone:- 01349 884411

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

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

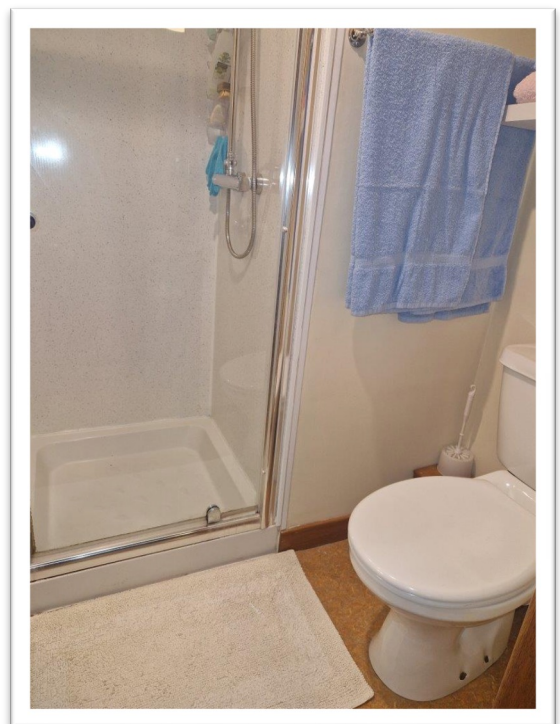
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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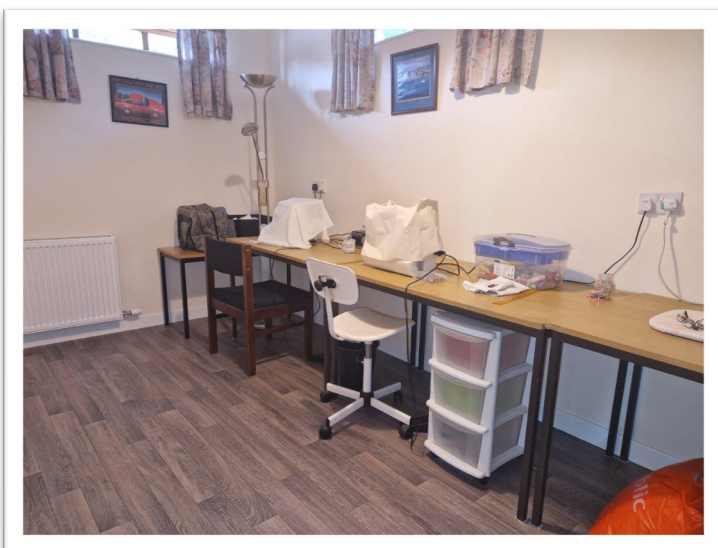
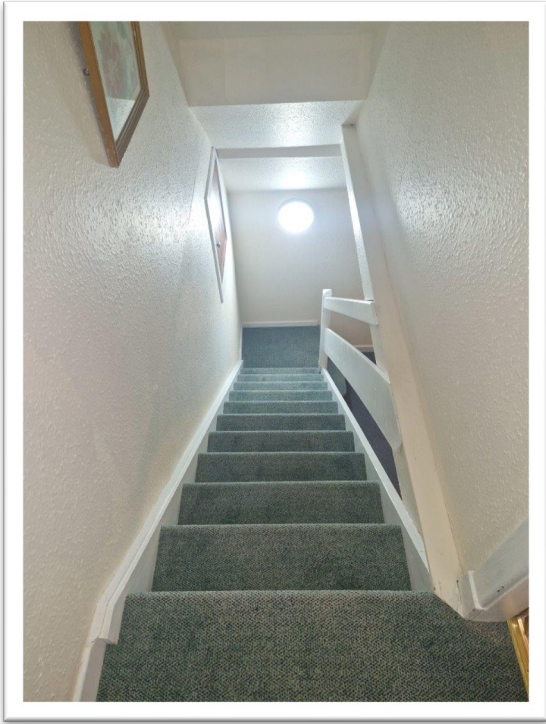
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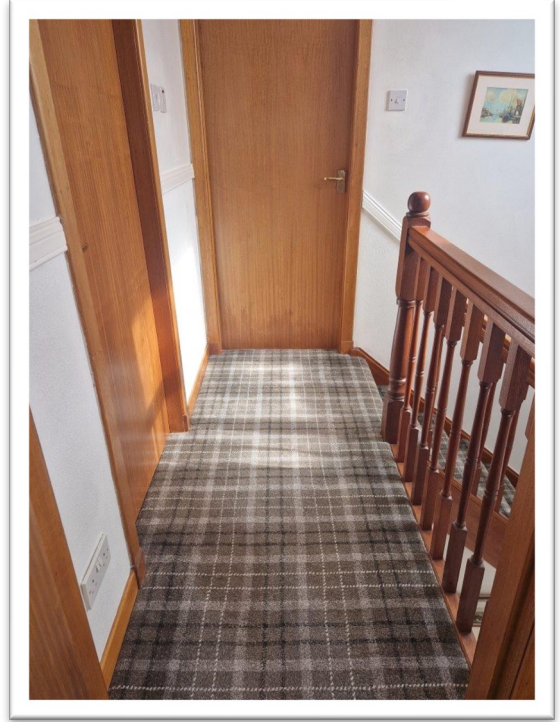
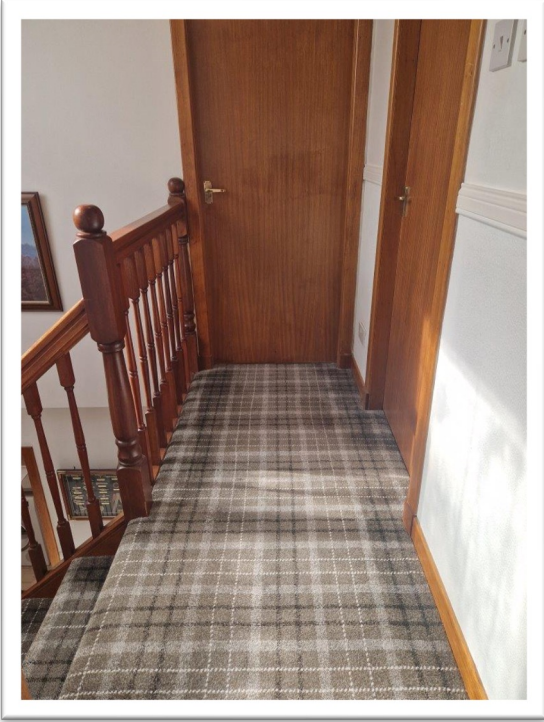
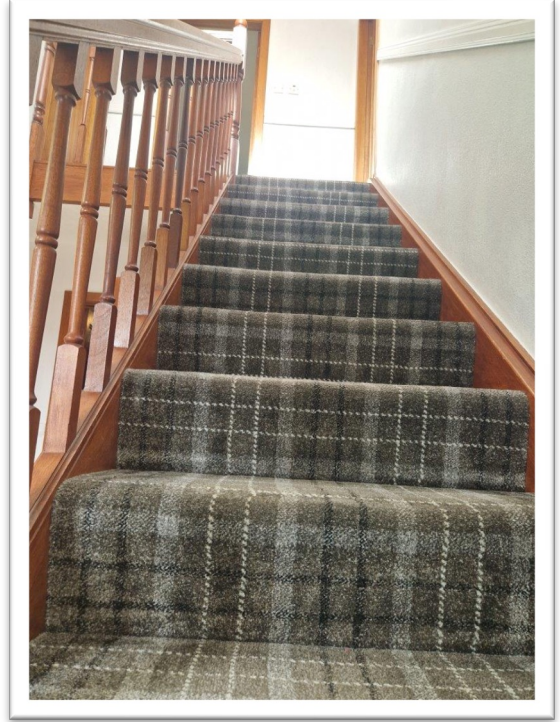
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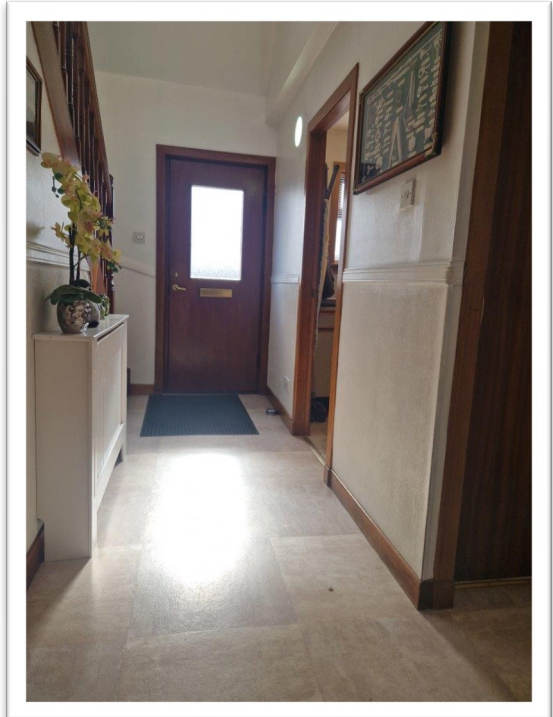
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