



# HANNAH HOMES

## ESTATE & LETTING AGENTS



### 20 TEANDALLON SQUARE, EVANTON, ROSS-SHIRE, IV16 9YD

This three bedroom semi-terraced property is located in the popular residential area of Teandallon Square and is within walking distance to the centre of the village. The property is fully double glazed and has Gas central heating throughout.

The accommodation comprises:- Hall, Lounge, Kitchen/Diner, Bathroom, Three Bedrooms and rear hall. Front and rear gardens.

Evanton is approximately 20 minutes drive North of the Highland Capital, Inverness. The village has a number of amenities including supermarket, Church, Post Office, Primary School and Hotel.

## OFFERS AROUND £105,000

- **Semi Terraced property**
- **Hall**
- **Lounge**
- **Kitchen / diner**
- **Three Bedrooms**
- **Bathroom**
- **Rear hall/storage area**
- **Double glazing**
- **Gas central heating**
- **Front & rear gardens**



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## **20 TEANDALLON SQUARE, EVANTON**

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

### **HALL**

BT point. Carpeted. One double power point.

### **BEDROOM THREE**

**10' x 8'4" (3.05m x 2.54m) approx.**

Built in wardrobe—shelved and railed. Window to the front of the property. Laminate floor covering. Three double power points.

### **BATHROOM**

**6'4" x 5'11" (1.93m x 1.83m) approx.**

Three piece white suite. Partially tiled walls. Window to the front of the property with roller blind. Radiator. Extractor fan.

### **LIVING ROOM**

**13'5" x 12'10" (4.1m x 3.92m) approx.**

Gas heater. Radiator. TV aerial point. Window to the rear of the property. Carpeted. Five double power points.

### **KITCHEN / DINER**

**13'8" x 10'11" (4.18m x 3.34m) approx.**

Fitted wall and base units. Stainless steel sink unit. Mosaic tiles above work tops. Storage cupboard. Radiator. Window to the rear of the property. Extractor fan. Vinyl floor tiles. One single and 6 double power points.

### **REAR HALL**

Radiator. Rear door out. Small cupboard housing electric meter.

### **BATHROOM**

**6'4" x 5'11" (1.93m x 1.83m) approx.**

Three piece white suite. Partially tiled walls. Window to the front of the property with roller blind. Extractor fan. Radiator.

*Upstairs accommodation comprises of small landing with linen cupboard.*

### **BEDROOM ONE**

**13'6" x 12'4" (4.12m x 3.77m) approx.**

Double bedroom with window to the front of the property. Storage cupboard. Radiator. Carpeted. Loft access hatch. Three double power points.

### **BEDROOM TWO**

**10'5" x 10'4" (3.19m x 3.17m) approx.**

Double bedroom with window to the side of the property. Laminate flooring. Radiator. Three double power points.

### **REAR GARDEN**

Fully enclosed with decking area, and mainly laid to grass.

### **FRONT GARDEN**

Laid to grass.

### **SERVICES**

All mains electric, drainage, gas and telephone.

### **PRICE**

Offers around £105,000

HOME REPORT AVAILABLE

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band B.

### **VIEWING**

By arrangement with the selling agents.

## **20 TEANDALLON SQUARE, EVANTON**

### **OFFERS**

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

22 High Street, Alness,

Ross-shire, IV17 0PS.

Tel/Fax:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.propertyindex.com](http://www.propertyindex.com), [www.email4property.co.uk](http://www.email4property.co.uk) & facebook

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