



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



1 Fyrish Court, Evanton, IV16 9UQ

This one bedroom ground floor flat would make a good first-time home or investment as a buy to let. The property is within walking distance to the centre of the village which has Churches, a supermarket, forest walks to name a few. The Primary School is a short walk away. More services and amenities and secondary Schools are in the nearby Towns of Alness and Dingwall.

The accommodation consists of one double bedroom bathroom, living room and kitchen. There is a designated parking space in the car park at the front of the property. The property has electric storage and panel heating.

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. 15 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 D (67) Council tax band A

OFFERS OVER £85,000

- 1 bedroom
- Ground floor flat
- Kitchen
- Living room
- Bathroom
- Electric storage and panel heating
- Double glazing
- Designated parking
- Close to town centre
- Council tax band A



Hannah Homes Estate &
Letting Agents Limited
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Ross-shire
IV17 0PS

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Email:
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COMMUNAL DOOR

Entrance to the block via a communal door

FRONT DOOR

Front door enters into hall. Hall has 2 cupboards. Storage heater. Carpet.

BATHROOM

7'2" x 5'7" (2.18m x 1.70m) approx.

WC. Wash hand basin. Bath with electric shower. Tiled above bath and wash hand basin. Panel heater. Carpet. Window to front of property.

BEDROOM

11'3" x 9'3" (3.45m x 2.83m) approx.

Carpet. Built in double wardrobe. Window to rear of property.

LIVING ROOM

15'3" x 10'10" (4.65m x 3.32m) approx.

Carpet. Storage heater. Window to front of property.

KITCHEN

10'10" x 6'10" (3.30m x 2.10m) approx.

Carpet. Storage heater. Fitted wall and base units and stainless steel sink. Window to rear of property.

OUTSIDE

There is a designated parking space to the front of the property.

PRICE

OFFERS OVER £85,000

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 ESTATE & LETTING**

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Ross-shire, IV17 0PS.

Telephone:- 01349 884411

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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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