



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



20 BALCONIE PARK, EVANTON, IV16 9XD

Set within a quiet cul-de-sac is this fourplex property which has two parking spaces to the side. The property is within walking distance to the centre of the village which has Churches, a supermarket, Public house and forest walks. The Primary School is a short walk away. More services and amenities and secondary Schools are in the nearby Towns of Alness and Dingwall. There is a regular bus route to and from both Towns and into Inverness.

The accommodation consists of entrance hall, lounge, kitchen/diner, shower room and two bedrooms. The property benefits from gas central heating and there are front and side gardens.

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 C (70) Council tax band B

OFFERS OVER £140,000

- Fourplex property
- Entrance hall
- Lounge
- Kitchen/diner
- Shower room
- Gas central heating
- Front & side gardens
- Two parking spaces to the side
- Close to village centre
- Council tax band B



Hannah Homes Estate &
Letting Agents Limited
16a High Street
Alness
Ross-shire
IV17 0PS

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



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Entry to the property is along the paved path to the main front door which opens to:

ENTRANCE HALL

Laminate flooring. Radiator. Window to the front of the property. Carpeted stairs to the first floor.

LOUNGE

14'9" 11'4" (4.49m x 3.45m) approx.

Window to the side of the property. Laminate flooring. Radiator. Glass panel door to:

KITCHEN/DINER

14'9" x 8'3" (4.50m x 2.52m) approx.

Fitted wall and base units with built in electric oven, hob with extractor hood above. Tiled above the work tops. Washing machine included.

Window to the front of the property. Laminate flooring. Radiator. Under stairs storage cupboard housing electric meter and fuse box.

Head back through the living room, to the hall and head up the carpeted stairs to:

LANDING

Loft access hatch. Carpeted.

BEDROOM ONE

11'4" at widest point x 9'5" (3.46m x 2.88) approx.

Double bedroom with built in double wardrobe. Window to the side of the property. Radiator. Coombed ceiling. Carpeted.

BEDROOM TWO

8'7" x 8'3" (2.61m x 1.77m) approx.

Fitted wardrobe housing the gas boiler. Radiator. Window to the front of the property. Carpeted.

SHOWER ROOM

5'9" x 4'10" (1.77m x 1.48m) approx.

White suite with corner shower cubicle and vanity wash hand basin. Fully tiled walls. Extractor fan. Heated towel rail.

OUTSIDE

Enclosed gardens to the front and side of the property, mainly laid to grass with paved path. There are two parking spaces just outside the garden.

PRICE

OFFERS OVER £140,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band B

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

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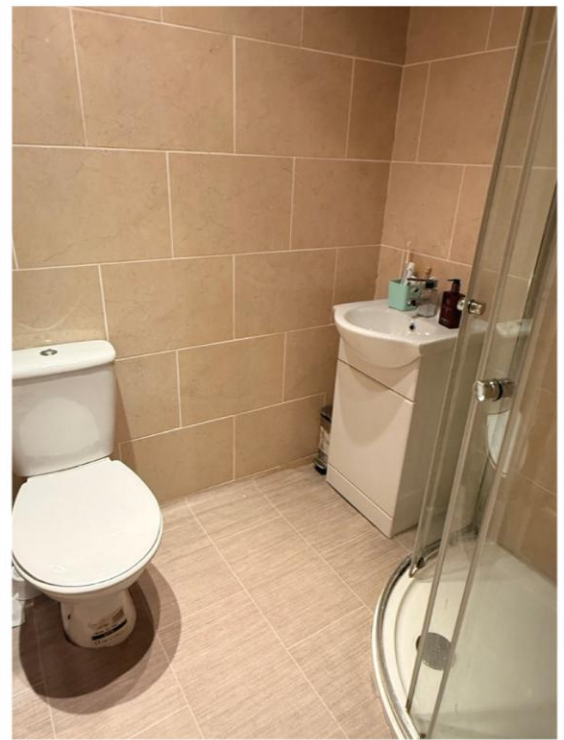
Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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