



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



GLENSKIACH HOUSE, GLENSKIACH, EVANTON, ROSS-SHIRE, IV16 9UU

Nestled just outside the charming Village of Evanton is this traditional detached property, which has been extended over the years and offers an abundance of space. The property boasts five generously sized double bedrooms, providing ample accommodation for a growing family or those who appreciate extra space for guests. Set within approximately half an acre of mature garden grounds, the property provides endless opportunities for outdoor enjoyment. There are several outbuildings including a dog run and chicken run.

The accommodation comprises kitchen/dining room, conservatory, hallway, utility room, WC, bedroom, vestibule, living room with wood burning stove, sitting room/dining room with multi fuel stove all on the ground floor with a bathroom, four bedrooms and a shower room on the first floor.

Evanton has a Co-op supermarket, restaurant, Churches and a Primary school. Alness and Dingwall are the nearby Towns that provide Secondary Schooling and a lot more services and amenities. Inverness, the Capital of the Highlands is around a 20 minute drive away. The area is well known for its natural beauty, with many outdoor activities and attractions including hill walking, cycling and fishing, to name a few.

The property benefits from mains gas central heating and the two stoves.

Council tax band G. EPC band C (73)

Offers over £500,000

- **Traditional detached property**
- **Five double bedrooms**
- **Kitchen/dining room**
- **Conservatory**
- **Utility room**
- **W.C., Bathroom & Shower room**
- **Living room with wood burner**
- **Sitting room/dining room**
- **Vestibule**
- **Driveway with parking for several vehicles**
- **Set within approx. 1/2 acre**



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

Tel: 01349 884411

Email:
mail@hannah-homes.co.uk



GLENSKIACH HOUSE, GLENSKIACH, EVANTON

What3Words///nature.provoking.reserves

KITCHEN/DINING ROOM

30'11" x 14'11" (9.43m x 4.55m) approx.

Modern fitted kitchen with integrated fridge freezer, dishwasher and microwave oven. Wet wall panels above the work tops. Range gas cooker with stainless steel extractor hood above. Built in shelved cupboard. The kitchen area has under floor heating. Sunken spotlights. Under unit lighting. Patio doors opening to:

CONSERVATORY

15'1" x 14'11" (4.60m x 4.57m) approx.

Tiled flooring. French doors to the front garden. Radiator. Ceiling fan/light.

HALLWAY

Patio doors opening to the patio area at the rear. Wooden floor.

UTILITY ROOM

11'9" x 9'2" (3.59m x 2.81m) approx.

Fitted wall and base units with double sink unit and an integrated dishwasher. Wet wall panels to all walls. Click vinyl floor tiles. Rear door out.

W.C.

4'8" x 4'4" (1.42m x 1.32m) approx.

White WC and small corner sink unit. Extractor fan. Wooden floor. Tiled walls.

Head round to the front hall with under stairs storage cupboard and coat hooks. Radiator.

BEDROOM

13'4" x 10'10" (4.06m x 3.32m) approx.

Double bedroom with double aspect windows. Wooden floor. Radiator.

LIVING ROOM

13'4" x 12'9" (4.08m x 3.89m) approx.

Feature fireplace with wood burning stove. South facing room with sash and case windows. Shelved alcove with cupboard below. Wooden floor. Ceiling rose.

VESTIBULE

Original double front doors. Wooden floor. Cupboard housing the electric meter and fuse box.

SITTING ROOM/DINING ROOM

25'10" x 13'4" (7.87m x 4.08m) approx.

Multi fuel stove. Feature archway. Shelved alcove with cupboard below. South facing room with sash and case windows. Cupboard housing gas boiler. Radiator. Wooden floor.

Head up the split level staircase to the landing with loft access hatch—loft is floored and has a Ramsay ladder. There is a built in shelved linen cupboard.

BATHROOM

11'6" x 9'3" (3.52m x 2.82m) approx.

White suite with vanity sink and toilet. Corner shower cubicle. Bathroom with mixer shower. Wet wall panels on three walls. Heated towel rail. Window to the side of the property. Vinyl floor covering. Sunken ceiling spotlights.

Head up to the main landing.

LANDING

Wooden floor. Loft access hatch.

BEDROOM

13'5" x 11' (4.11m x 3.36m) approx.

Double bedroom with window to the rear of the property. Radiator.

BEDROOM

13'5" x 12'9" (4.10m x 3.90m) approx.

Double bedroom with South facing window. Wooden floor. Shelved recess. Radiator.

SHOWER ROOM

10'2" x 6'10" (3.10m x 2.09m) approx.

White suite with vanity sink and toilet. Corner shower cubicle. Heated towel rail. Partial wet wall panels. Extractor fan. Shaver socket. Window to the front of the property.



GLENSKIACH HOUSE, GLENSKIACH, EVANTON

BEDROOM

13'6" x 12'7" (4.11m x 3.83m) approx.

Double bedroom with South facing window. Wooden floor. Radiator.

BEDROOM

13'6" x 10'11" (4.13m x 3.33m) approx.

Double bedroom with window to the rear. Cupboard housing the water tank. Wooden floor. Radiator.

OUTSIDE

There is a driveway to the side of the property leading to the gravelled parking area at the rear. The rear is mainly laid to grass with patio areas and several outbuildings. There is a gate which gives access to the river Skiach at the top end of the rear garden.

PRICE

Offers over £500,000

ENTRY

Any entry date will be considered.

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:-**

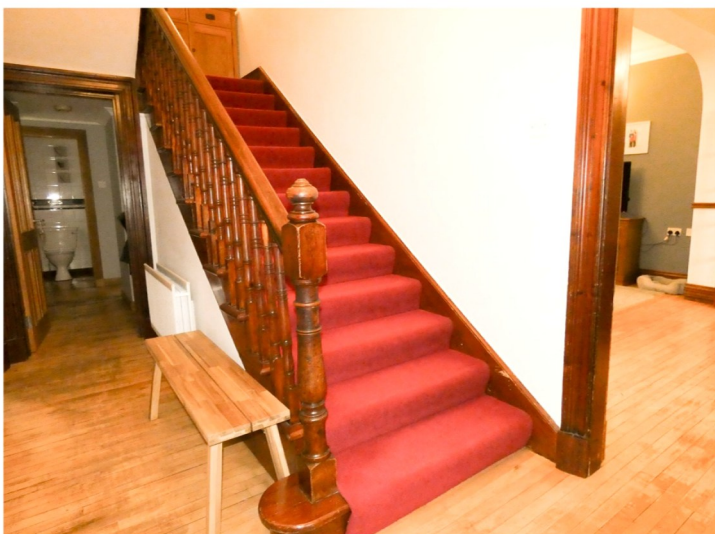
16a High Street, Alness,
Ross-shire, IV17 0PS.
Telephone:- 01349 884411
E-mail:- mail@hannah-homes.co.uk
Website:- www.hannah-homes.co.uk

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

HANNAH HOMES give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



GLENSKIACH HOUSE, GLENSKIACH, EVANTON



GLENSKIACH HOUSE, GLENSKIACH, EVANTON



GLENSKIACH HOUSE, GLENSKIACH, EVANTON



GLENSKIACH HOUSE, GLENSKIACH, EVANTON



GLENSKIACH HOUSE, GLENSKIACH, EVANTON

