



10 Teandallon Square, Evanton, IV16 9YD

Situated in the sought after area of Teandallon Square, is this end terraced property which is within walking distance to the centre of the village. Evanton 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 hall, lounge/diner, kitchen, bathroom, two double bedrooms and a box room. The property has gas central heating and there is parking to the front 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. 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 (58) Council tax band A

OFFERS OVER £110,000

- End terraced property
- Kitchen
- Lounge/diner
- Bathroom
- Two double bedrooms
- Box room
- Gas central heating
- Parking to the front
- Front & rear gardens
- Close to village centre



10 Teandallon Square, Evanton

what3words://suits.issuer.farmland

HALL

Under stairs storage cupboard housing electric meter and fuse box. Coat cupboard. BT point. Carpeted.

LOUNGE/DINER

20'6" x 11' (6.25m x 3.37m) approx.

Windows to the front and rear of the property. Tiled fireplace. Two radiators. Wall lights.

KITCHEN

11'1" x 8'5" (3.39m x 2.57m) approx.

Wall and base units. Gas boiler. Xpelair extractor fan. Rear door out.

Head up the carpeted stairs to:

LANDING

Window to the side of the property. Fitted double linen cupboard.

BATHROOM

6'2" x 5'6" (1.89m x 1.68m) approx.

Three piece white suite with shower over the bath. Tiled above the bath. Extractor fan. Heated towel rail. Window to the rear of the property.

BEDROOM ONE

13'6" x 8'9" (4.12m x 2.69m) approx.

Double bedroom with windows to the rear of the property. Radiator. Carpeted.

BEDROOM TWO

13'6" x 11'4" (4.12m x 3.47m) approx.

Double bedroom with windows to the front of the property. Cupboard housing the water tank. Radiator. Carpeted.

BOX ROOM

6'2" x 4'8" (1.89m x 1.44m) approx.

Windows to the front. Carpeted. Loft access hatch.

FRONT GARDEN

Laid to grass with path to the front door.

REAR GARDEN

Enclosed garden with mature shrubs, garden shed and a grassed area.

PRICE

OFFERS OVER £110,000

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**

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](http://facebook.com).

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