



# HANNAH HOMES

## ESTATE & LETTING AGENTS



**5 CAMDEN COURT, EVANTON,  
ROSS-SHIRE. IV16 9UJ**

Located just a short walk to the Centre of the village is this three bedroom semi-detached bungalow with gas central heating. There is a detached garage and driveway to the side. Easily maintained front and rear gardens.

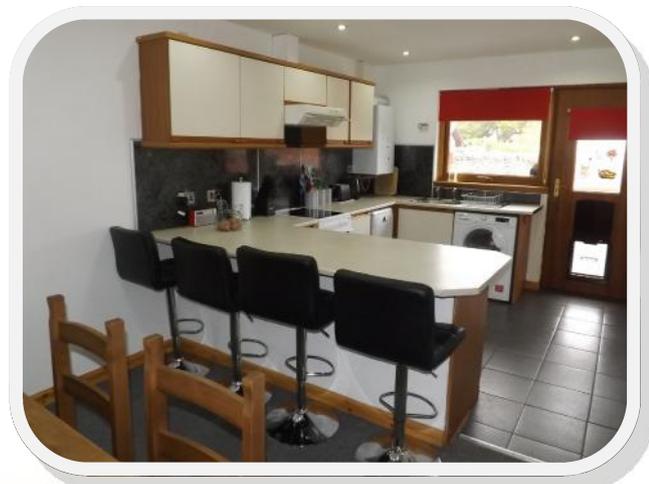
The accommodation consists of entrance vestibule, hall, living room, kitchen/diner, three bedrooms and bathroom. The roof space has been partially altered with flooring.

Evanton is surrounded by lovely countryside and has Churches, Primary School, Post Office, Supermarket and it is on a regular bus route.

EPC—Band C.

*Offers around £160,000*

- **Semi-detached bungalow**
- **Gas central heating**
- **Kitchen / diner**
- **Enclosed front & rear gardens**
- **Living room**
- **Detached garage & off street parking**
- **Bathroom**
- **Short walk to the centre of the Village**
- **Three bedrooms**
- **Double glazed**



Hannah Homes  
22 High Street  
Alness  
Ross-shire  
IV17 0PS

Tel: 01349 884411  
Email: [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)



## **5 CAMDEN COURT, EVANTON**

### **ENTRANCE VESTIBULE**

Laminate flooring. Coat hooks. Glass panel door opening to:-

### **HALL**

Loft access hatch. Radiator. Carpeted.

### **LIVING ROOM**

**12'1" x 11'10" (3.69m x 3.61m) approx.**

Window to the front of the bungalow. BT point. TV aerial point. Carpeted.

### **KITCHEN/DINER**

**17'10" x 9'9" (5.45m x 2.98m) approx.**

Wall and base units. Wet wall above worktops. Dishwasher, washing machine, fridge freezer and cooker included. Extractor hood above cooker. Two radiators. Carpeted in dining area and tiled floor in kitchen. Rear door out.

### **BATHROOM**

**7'2" x 5'6" (2.18m x 1.67m) approx.**

Three piece suite with electric shower over bath. Partially tiled walls. Heated towel rail. Window to the rear of the bungalow. Tiled floor.

### **BEDROOM ONE**

**10'5" x 9'10" (3.19m x 3.00m) approx.**

Built in double wardrobe. Radiator. Carpeted. Window to the front of the bungalow.

### **BEDROOM TWO**

**10'6" x 8'2" (3.20m x 2.49m) approx.**

Built in double wardrobe. Window to the side of the bungalow. Carpeted. Radiator.

### **BEDROOM THREE**

**8'10" x 8'10" at widest point (2.71m x 2.71m) approx.**

Built in wardrobe. Radiator. Carpeted. Window to the rear of the bungalow.

### **LOFT**

The loft has been partially altered with flooring, radiator, power and light. There are 2 storage cupboards.

### **OUTSIDE**

Enclosed, paved garden to the rear. There is detached garage with power and light to the side. There is also a lean-to next to the garage to the rear. Driveway and enclosed front garden laid to gravel.

### **PRICE**

Offers around £160,000

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a Band C.

### **VIEWING**

By arrangement with the selling agents.

### **OFFERS**

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

22 High Street, Ales,

Ross-shire, IV17 0PS.

Telephone:- 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.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.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.

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