



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



SONAS, DRUMMOND ROAD, EVANTON, ROSS-SHIRE, IV16 9UT

This spacious detached, 1½ storey 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 entrance vestibule, hallway, lounge with open fireplace, kitchen, dining room, utility room, bedroom and shower room—all on the ground floor. With a further four bedrooms and bathroom, upstairs. There is a detached garage to the rear and off street parking for several vehicles. The property has gas central 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 E

Offers over £290,000

- **Detached 1½ storey property**
- **Five bedrooms**
- **Lounge with open fire**
- **Kitchen**
- **Dining room**
- **Utility room**
- **Shower room**
- **Bathroom**
- **Gas central heating**
- **Detached garage**
- **Gardens to the front, side and rear**
- **Off street parking**



Hannah Homes
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IV17 0PS

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SONAS, DRUMMOND ROAD, EVANTON

Entry to the property is through the UPVC front door which opens to:

ENTRANCE VESTIBULE

Glazed sliding door with sides screens opening to:

HALLWAY

Understairs storage cupboard. Radiator. Carpeted.

LOUNGE

18' x 14'7" (5.49m x 4.46m) approx.

Feature open fireplace with brick surround and Caithness slab hearth. Windows to the front and side of the property. Carpeted. Two radiators.

DINING ROOM

9'11" x 9'9" (3.02m x 2.97m) approx.

French doors opening to the rear decking area. Window to the side of the property. Carpeted. Radiator. Archway to:

KITCHEN

11'6" x 9'7" (3.52m x 2.93m) approx.

Fitted wall and base units with built in double oven, integrated fridge freezer and dishwasher. Six ring gas hob with stainless steel extractor hood above. Tiled above the work tops. Under unit lighting. Vinyl floor covering. Window to the rear of the property.

UTILITY ROOM

10' x 5'8" (3.05m x 1.74m) approx.

Base unit with sink unit. Plumbed for a washing machine. Tiled above the work top. Vinyl floor covering. Rear door out.

SHOWER ROOM

8' x 5'7" (2.45m x 1.71m) approx.

Low level access shower cubicle with mains shower. Shower screen. Tiled walls. Heated towel rail. Vinyl floor covering. Window to the side of the property.

BEDROOM FIVE

14'7" x 9'8" (4.46m x 2.94m) approx.

Double bedroom with fitted wardrobes. Window to the front of the property. Radiator. Carpeted.

Head up the stairs to:

LANDING

Loft access hatch. Carpeted.

BEDROOM TWO

12'10" x 11'10" (3.93m x 3.61m) approx.

Double bedroom with fitted double wardrobe. Windows to the side and rear of the property. Radiator. Carpeted.

BEDROOM ONE

13'7" x 9'9" (4.14m x 2.98) approx.

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

BATHROOM

8'9" x 7'4" (2.68m x 2.25m) approx.

Three piece white suite and separate shower cubicle. Partially tiled walls. Heated towel rail. Window to the side of the property. Vinyl floor covering.

BEDROOM THREE

14'11" x 11'6" at widest point (4.57m x 3.52m) approx.

Double bedroom with cupboard housing the gas boiler. Access to the eaves providing storage space. Window to the side of the property and velux window to the front. Radiator. Carpeted.

BEDROOM FOUR

8'9" x 7'6" (2.68m x 2.29m) approx.

Single bedroom with velux window to the front of the property. Radiator. Carpeted.

DETACHED GARAGE

19'4" x 11'1" (5.89m x 3.39m) approx.

Pitched roof. Up and over door with pedestrian access to the side.

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FRONT GARDEN

Enclosed by a wall to the side and front of the property. Laid to grass with shrub borders.

REAR GARDEN

Off street parking for several vehicles. Detached garage. Sheltered decking area.

PRICE

Offers over £290,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band E

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 & LETTINGS 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.

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