



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



THE CEDARS, DRUMMOND ROAD, EVANTON, ROSS-SHIRE, IV16 9UT

In need of some renovation, this detached cottage is a short walk to the Centre of the village which has Churches, a supermarket, Post Office, bars, to name a few and the Primary School is across the road. More services and amenities and secondary Schools are in the nearby Towns of Alness and Dingwall.

The accommodation consists of entrance vestibule, hall, lounge/diner, kitchen, rear vestibule, rear porch, bathroom and two bedrooms. There is a detached garage to the side and off street parking. The property has oil 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 F (25)

Fixed price £115,000

- **Detached cottage**
- **Two bedrooms**
- **Lounge/diner**
- **Kitchen**
- **Bathroom**
- **Rear porch**
- **Oil central heating**
- **Detached garage**
- **Gardens to the front, side and rear**
- **Driveway**
- **Short walk to the centre of the village**



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

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



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Entry to the cottage is through the UPVC front door which opens to the entrance vestibule, with a further door opening to :-

HALL

Two built in storage cupboards. Loft access hatch. Radiator. Carpeted.

LOUNGE / DINER

20'10" x 17'7" at widest point (6.36m x 5.36m) approx. (L-Shaped)

Open fireplace with stone surround, wooden mantle and slab hearth. Carpeted. Windows to the front and rear of the property.

KITCHEN

12'6" x 8'7" (3.81m x 2.61m) approx.

Wall and base units. Vinyl floor covering. Radiator. Window to the rear of the property. Door opening to the rear vestibule which has the oil boiler.

REAR PORCH

9'6" x 7'7" (2.90m x 2.31m) approx.

Carpeted. Rear door out to the garden.

BATHROOM

6'10" x 6'4" (2.08m x 1.93m) approx.

Three piece suite. Shower over the bath. Radiator. Vinyl floor covering. Window to the rear of the property.

BEDROOM ONE

10'10" x 10'6" (3.30m x 3.21m) approx.

Double bedroom with two built in wardrobes. Radiator. Carpeted. Window to the rear of the property.

BEDROOM TWO

13'9" x 10' (4.20m x 3.05m) approx.

Double bedroom with two built in wardrobes. Radiator. Carpeted. Windows to the front and side of the property.

DETACHED GARAGE

Up and over door. Lean-to to the rear of the garage providing extra storage.

FRONT GARDEN

Mainly laid to concrete with mature shrubs borders.

REAR GARDEN

Coal and log stores. Oil tank. Mainly laid to concrete.

PRICE

Fixed price £115,000

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a band C

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:-**

16a High Street, Alness,
Ross-shire, IV17 0PS.
Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

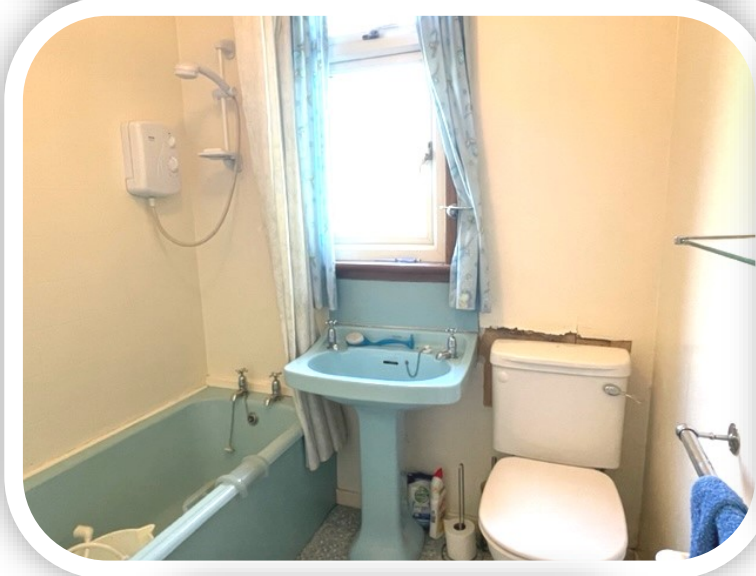
Website:- www.hannah-homes.co.uk

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

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