



4 Sgitheach House, Balconie Street, Evanton, Ross-shire, IV16 9UB

Offers Over £123,000

- First Floor Flat
- Entrance Hall
- Living Room
- Kitchen/Diner
- Two Bedrooms
- Bathroom
- Storage Room

- Double Glazing
- Gas Central Heating
- Ample Storage
- Large Fully Floored Loft
- Allocated Parking
- Central Location
- EPC Rating B



01349 865125

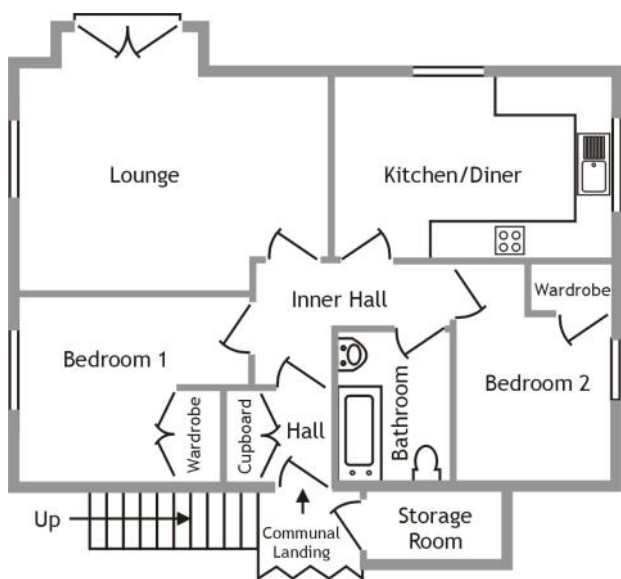
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REF 35  
HSPC 59195



First floor flat situated in the centre of the popular village of Evanton which offers a variety of facilities including a Coop, a hotel with a pub and restaurant, hairdresser, café, churches and the extremely popular Storehouse at Foulis is a short distance along the A9. Primary schooling is available in the village with older children attending Alness Academy for which transport is provided. There are many pleasant walks in the surrounding area and it is within easy commuting distance of both Inverness and Dingwall. Regular bus services are available from the village to Inverness, Dingwall and Alness with connecting rail links from both Dingwall and Alness to the north and south. There is a wider variety of facilities available in Dingwall, nearby Alness and Inverness.

The flat is approximately 11 years old and is in walk-in condition having recently been completely redecorated throughout. The property offers spacious and bright living quarters with ample storage space including a very large and fully floored loft with power which could be used for a variety of purposes and there is an allocated parking space. There is a large storage cupboard on the communal landing belonging to the flat which is big enough to accommodate bikes and prams. The flat would be an ideal buy-to-let opportunity, a first time purchase, and with its situation on the popular North Coast 500 this property is also ideally placed for those who may wish to utilise it as holiday accommodation.



Services: Mains gas, electricity, water and drainage  
Council Tax— C

To arrange a viewing call Middleton Ross on 01349 865 125

HSPC Out of Hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 1pm

Saturday 8am - 1pm & Sunday 8am - 1pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floor plans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Carpets, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



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