

Immaculate detached 1½ Storey villa in the popular village of Evanton which offers a variety of facilities including a Coop, Post Office, a hotel with a pub and restaurant, hairdresser, café, churches and the 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.

This attractive extended property is near the centre of the village in a quiet residential street. There are large pleasant gardens to the back and side of the house and off-road parking is provided in the integrated garage and on the driveway. The house is beautifully presented and is in walk-in condition. The property boasts two shower rooms and a bathroom. There is gas central heating with a wood burning stove in the lounge and double glazing throughout. This spacious property will provide an ideal home for a family or buy to let opportunity.

Directions: From Dingwall, travel north east along the A862 for three miles, at the Ardullie Roundabout take the first exit left onto the A9 and continue on then take the left turn (B817). When you get into the village turn left at the Coop then take the second left into Livera Street. Sunny Croft is the fifth house on the right hand side.

Local traffic may increase in the area due to the new housing development in nearby Teandallon. Highland Council planning reference no. 19/05404/FUL

Services: Mains electricity, water and drainage

Council Tax— A

A Home Report is available at www.OneSurvey.org

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

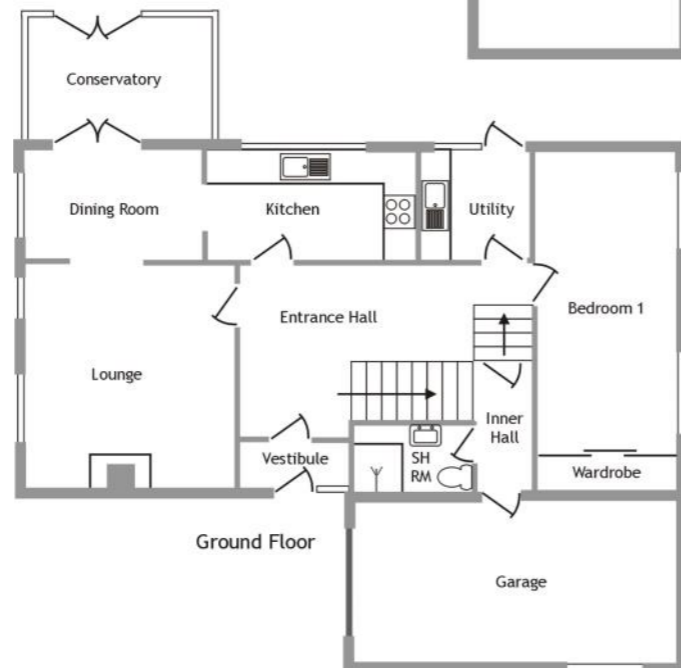
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk Text 07774 419811

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.

Carpets, curtains, 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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FOR SALE



Sunny Croft, 1 Livera Street, Evanton, Ross-shire, IV16 9YA

Offers Over £250,000

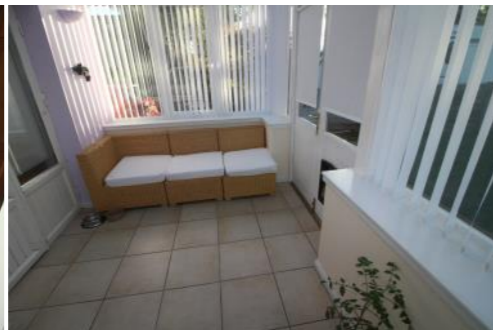
- Detached 1½ Storey House
- Vestibule
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Conservatory
- Four Bedrooms (One with En-Suite Bathroom)
- Two Shower Rooms
- Ample Storage Space
- Double Glazing
- Gas Central Heating
- Large Garden
- Garage with Workshop Space
- Shed, Greenhouse and Wood Shed
- Large Driveway
- EPC Rating D



01349 865125
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REF 22
HSPC 59225





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Offers Over £250,000

Immaculate detached 1½ storey villa situated in a quiet residential location in pleasant surroundings and within easy commuting distance to Inverness and Dingwall.

Ground Floor

Vestibule	1.92m x 1.03m
Entrance Hall	3.81m x 5.87m
Lounge	4.20m x 4.09m
Dining Room	3.57m x 2.26m
Conservatory	3.74m x 2.54m
Kitchen	4.20m x 2.26m
Utility Room	2.26m x 1.87m
Bedroom 1	5.85m x 2.91m
Shower Room	2.17m x 1.37m

First Floor

Landing	3.95m x 2.72m
Bedroom 2	3.46m x 6.00m
En-Suite Bathroom	2.66m x 2.16m
Bedroom 3	5.28m x 3.44m
Bedroom 4/Study	1.83m x 3.70m
Shower Room	2.52m x 2.18m

Outside

Integrated Garage	6.51m x 3.48m
Driveway	
Shed, Greenhouse, Wood Shed	