



## 9 KNOCKRASH

DINGWALL, IV16 9XF

£275,000  
FREEHOLD

We are delighted to present this stylish 4-bedroom detached bungalow in the popular village of Evanton. Offering spacious and versatile living, this beautifully presented home is ideal for those seeking a peaceful village setting with easy access to local amenities. The property features a private garden, off-street parking, and a garage, along with modern finishes throughout. Early viewing is highly recommended to fully appreciate this fantastic opportunity.



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Illustration For Identification Purposes Only. Not To Scale (ID:1139322 / Ref:85605)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 85        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>Scotland</b>                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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