



10 Ash Hill, Evanton, DINGWALL, IV16 9XB

Offers Over £285,000

REF: HSPC





10 Ash Hill is a spacious, four-bedroom property, laid out over three floors, located in a quiet cul-de-sac on the edge of the village of Evanton, close to the village facilities and within easy commuting distance of Dingwall, Inverness City and the Airport. The property, which benefits from double glazing and warm air ducted gas fired heating complemented by a wood burning stove in the family room, enjoys some views towards the Cromarty Firth. With ample storage and well proportioned living space, this property represents a very comfortable family home for those looking for a quiet village lifestyle with nearby City conveniences. Viewing is highly recommended to fully appreciate the potential this property has to offer.

The accommodation consists of: an entrance vestibule with stairs leading to the family/sitting room, which has French doors opening to a covered veranda and wood burning stove providing a welcoming focal point along with two store cupboards housing the hot water tank and heating system; kitchen with a good selection of base and wall mounted units, electric hob, oven and grill, integrated dishwasher and fridge, ample room for dining and door giving access to the garage; double bedroom with en-suite facilities comprising a WC, wash hand basin and mains fed shower; on the lower floor are two bright double bedrooms, one with fitted storage and family bathroom comprising a WC, wash hand basin, jacuzzi bath and free standing electric powered shower; on the upper floor is a generous bright double aspect lounge, taking full advantage of the views towards the Firth; further bedroom and box room, providing ideal office space.

The property sits in a good sized garden with a grassed area, veg plots and various sitting areas. There is also a greenhouse and garden shed. There is off-street parking available to either side of the property and a large single garage which also houses the washing machine and tumble dryer.

The property is within easy reach of excellent facilities available in the popular village of Evanton which include a general store, hair salon and cafe. Also within very easy reach is both Dingwall and Alness which offer a wide range of amenities. Education is provided at Kiltearn Primary School which is within walking distance, while secondary pupils can attend either Alness or Dingwall Academy. Set in the highly popular tourist area, there are a lot of attractions available on your doorstep including salmon fishing, hillwalking, beaches, dolphin spotting, Whisky distilleries and excellent golf courses. Inverness, the main business and commercial centre in the Highlands, is approximately 14 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	2.70m x 2.01m (8'9 x 6'6)	Bedroom 2	4.22m x 2.84m (13'9 x 9'3)
Kitchen/Diner	6.45m x 2.92m (21'2 x 9'6)	Bedroom 3	3.64m x 1.29m (11'11 x 4'3)
Lounge	5.78m x 4.44m (19'0 x 14'6)	Bedroom 4	3.25m x 2.55m (10'8 x 8'3)
Family Room	5.56m x 4.56m (18'3 x 15'0)	Box Room	4.05m x 3.91m (13'3 x 12'9)
Master Bedroom	3.89m x 3.48m (12'9 x 11'5)	Bathroom	3.25m x 1.66m (10'8 x 5'5)
En-suite	2.37m x 1.59m (7'9 x 5'3)	Garage	5.66m x 4.30m (18'6 x 14'0)
Bedroom 1	3.37m x 3.32m (11'0 x 10'11)		



General

All floor coverings, integrated items and light fittings are included in the asking price. Most other items of furniture can be made available by separate negotiation.

Services

Mains water, drainage, gas and electric.

Council Tax

Council Tax Band E

EPC Rating

C

Post Code

IV16 9XB

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

AG/JD/KAY0342/1

Price

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Directions

From Inverness, take the A9 North eventually passing the Storehouse Cafe on your right hand side. Take the next left signposted Evanton and continue into the village and turn left by the Co-op. Take the 3rd left into Hermitage Road, then keep right onto Sworddale Road. Continue up the hill and Ash Hill is further along on your right. Continue round the street towards the end of the cul de sac and the property is on your right.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

