

Ideally placed for village life, Fairview sits just beyond the centre of Evanton, within easy reach of local shops, schools and everyday amenities. The village also offers a welcoming choice of places to eat and socialise, including the local pub, well known for its Sunday lunch. For those wanting a little more, the surrounding towns and wider Highland countryside are easily accessible by car. Evanton enjoys an attractive setting between the Cromarty Firth and the surrounding Highland landscape, making it an appealing base for both everyday village life and exploring further afield. The village itself is surrounded by picturesque countryside, with the distinctive Fyrish Monument providing one of the area's best-known local landmarks and a rewarding destination for walkers.

Fairview is a house with plenty of room to grow into. Its generous accommodation, with the four bedrooms and two bathrooms making the house particularly well suited to family life, while the arrangement of the rooms gives everyone space to retreat when needed.

The bedrooms also offer flexibility. While four bedrooms provide excellent accommodation for a growing family, one would make an equally good home office or hobby room, allowing the house to adapt as circumstances change.

The interiors would benefit from modernisation, providing the chance for new owners to create a home that reflects their own style. There is plenty here to work with, from the spacious kitchen/diner and living room to the bright sun room and established gardens beyond.

Directions: Take the A9 towards the Kessock Bridge, continue onto the A9/A835 towards Dingwall. At the Tore roundabout, take the A835 towards Dingwall, and follow the road towards Evanton. On entering Station Road; Fairview is located on the left-hand side.

What3Words : ///roaming.rainwater.seashell

Services: Mains electricity, gas, drainage, and water.

Council Tax— E

A Home Report is available on request

To arrange a viewing call Middleton Ross on 01349 865125

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

Email: property@highlandhomes.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 floorplans 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@highlandhomes.co.uk.

Floor coverings, curtains, blinds are included in the sale price as are the Freezer and Fridge in the utility room the sun room furniture, the garden shed and greenhouse and the desk in office 4/ bedroom. The mention of appliances and services does not imply that they are in full and efficient working order.



HIGHLAND HOMES

Mansefield House, 7 High Street
Dingwall, Ross-shire, IV15 9HJ



Tel: 01349 865125 (Property)
Tel: 01349 862214 (Main)

Email: property@highlandhomes.co.uk
Web: highlandhomes.co.uk



HIGHLAND HOMES
by Middleton Ross

FOR SALE



Fairview, Station Road, Evanton, IV16 9YW

Offers Over £275,000

- Detached Architect Built Home
- Garage
- Kitchen / Diner
- Lounge
- Sun Room
- Four Bedrooms
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Gardens Surrounding House
- Off Road Parking
- EPC Rating Band - C

01349 865125
highlandhomes.co.uk

REF 21

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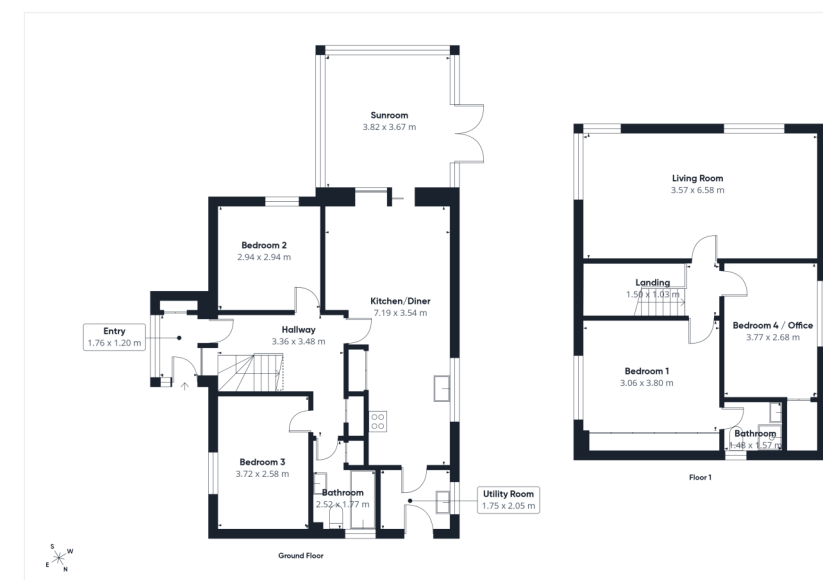
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highlandhomes.co.uk



Fairview, Station Road, Evanton, IV16 9YW

Offers Over £275,000

Set just beyond the centre of Evanton, Fairview is a substantial architect-designed family home offering generous accommodation, extensive private parking, a garage and well-established gardens.



Approximate
Floor Area
140 m²