Detached bungalow in the popular village of Evanton which offers a variety of facilities including a Coop, Café, Hotel with pub and restaurant, a hairdresser, churches and the extremely popular Storehouse at Foulis which is a short distance away on 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 village and surrounding area including the famous Black Rock Gorge, Fyrish Hill and the walk along the coast of the Cromarty Firth at Kiltearn. The village is within easy commuting distance of both Inverness and Dingwall. Regular bus services are available from the village to Alness, Dingwall and Inverness 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 bungalow is near the centre of the village in a quiet residential cul-de-sac and is surrounded by a large attractive garden. Off road parking is provided in the garage and large driveway. The house would benefit from some modernisation and redecoration and on completion would provide a comfortable home.

Directions: From Dingwall, travel north along the A862 for three miles then take the first exit on to the A9, continue then take the left turn (B817). When you get to the village go past the Coop then carry on over the bridge then turn left then first right into Glenglass Road.

What3Words **///broker.honest.tributes**







Services: Mains gas, electricity, water and drainage.
Council Tax Band C
A Home Report is available at www.OneSurvey.org
To arrange a viewing call Middleton Ross
on 01349 865125 Monday to Thursday 9am - 5pm
and Friday 9am - 4.30pm
Email: 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 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 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.

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







16 Glenglass Road, Evanton, Ross-shire, IV16 9YN

Offers Over £180,000

- **Detached Bungalow**
- **Vestibule**
- **Entrance Hall**
- **Lounge**
- **Kitchen/Diner**
- **Two Bedrooms**
- **Bathroom**
- **Gas Central Heating**
- **Gas Fire in Lounge**
- **Double Glazing**
- **Wrap Around Garden**
- **Garage**
- **Driveway**
- **Ample External Storage**
- **EPC Rating Band C**

01349 865125

highlandhomes.co.uk

REF 24

rightmove
Zoopla
Smarter property search
PrimeLocation.com

01349 865125
highlandhomes.co.uk













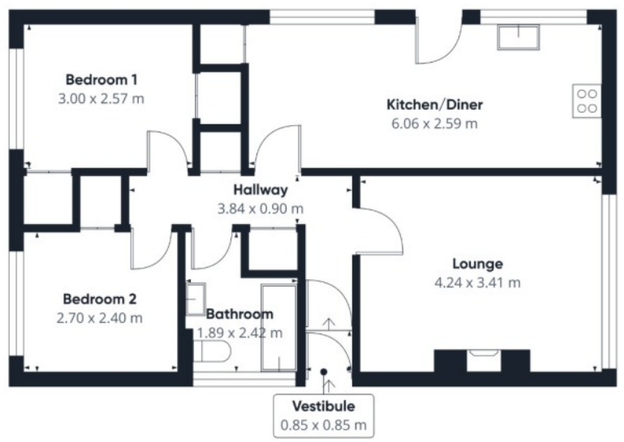




16 Glenglass Road, Evanton, Ross-shire, IV16 9YN

Offers Over £180,000

Detached bungalow situated in a quiet cul-de-sac in the popular village of Evanton.



Approximate
Floor Area 61m²