



## **23 ASH HILL, EVANTON IV16 9XB**

Built in the late nineties this is a semi-detached one and a half storey house in a small modern development in a secluded location on the outskirts of Evanton. With full gas central heating and double glazing the house is in excellent decorative condition throughout and is within walking distance of the village centre.

Evanton is an attractive, lively village with all amenities offering shops, hotels and primary schooling with secondary schooling available at either Alness or Dingwall. There are bus links to north and south and mainline railway stations in nearby Dingwall or Alness. Inverness is approximately 17 miles distant, within easy commuting distance.

HSPC Ref: 43560

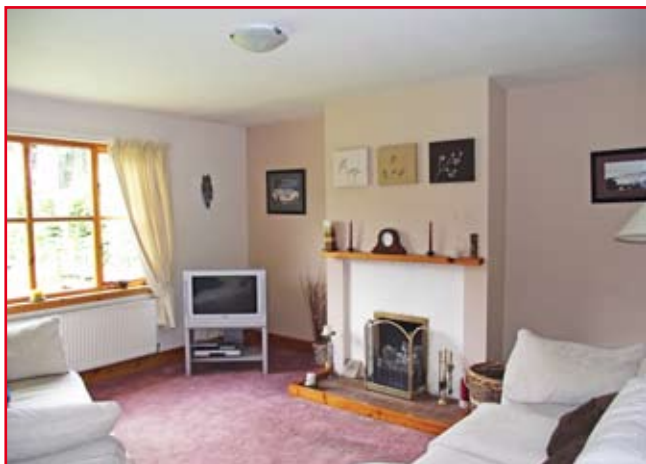
**ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY:**

Central heating radiator. Understairs cupboard

**LIVING ROOM: (4.80M x 4.40M)**

Solid fuel open fire with tiled hearth and pine mantel.  
Central heating radiator. View to rear garden.



**KITCHEN: (4.10M x 3.20M)**

Modern fitted floor and wall units with worktops.  
Ample space for dining. Bamboo floor. Composite sink & drainer. Integrated hob and oven with extractor over. Central heating boiler.



**BEDROOM 2: (3.40M x 2.90M)**

Central heating radiator. Fitted double wardrobe.

**BATHROOM:**

3 piece white suite. Central heating radiator.  
Extractor

Stairs to first floor with upper landing.

**BEDROOM 1: (5.60M x 3.60M)**

A large double aspect room with coombed ceilings.  
Fitted double wardrobe. Velux windows. Central heating radiator

**BEDROOM 3: (5.58M x 2.50M)**

Casement type window with coombed ceilings.  
Central heating radiator

**SHOWER ROOM:**

Wash-hand basin & w.c. Mains shower in cabinet.  
Central heating radiator.

**OUTSIDE:**

Front – lawn, shrubs, borders and gravelled parking area.

Side – gravelled patio, borders

Rear – lawns, drying area, borders, shrubs, garden shed.

**SERVICES:**

Mains water, drainage, gas and electricity

**COUNCIL TAX:**

Band D

**GUIDE PRICE:**

£160,000

**HOME REPORT:**

To view visit [www.packdetails.com](http://www.packdetails.com) Ref: HP 249623  
Postcode: IV16 9XB or enquire of Wilsons.

**ENTRY:**

To be agreed.

**DIRECTIONS:**

From the main (Balconie) Street turn into Chapel Road at the Co-op store and turn third left into Hermitage Street (signposted Swordale), carry on for about ½ mile and then right into Ash Hill and the house is on the left after the junction with Knockrash.

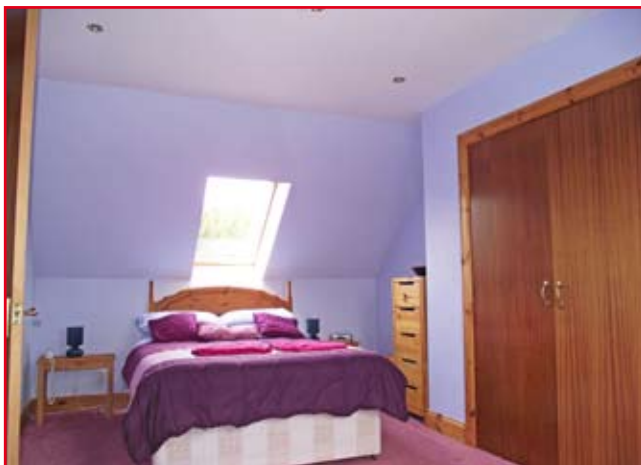
**VIEWING:**

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,  
Solicitors & Estate Agents  
107 High Street, Invergordon  
Tel: (01349) 852131

**REF: DCW**



*These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.*