



**“COULREGREIN”, 2 CAMDEN STREET  
EVANTON IV16 9XU**

Conveniently located, not far from the main street, this modern detached bungalow is offered for sale. With full double glazing and gas central heating, the property is easily maintained, in good decorative order and is ready to move in to.

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 No: 43113

**ACCOMMODATION COMPRISES:**

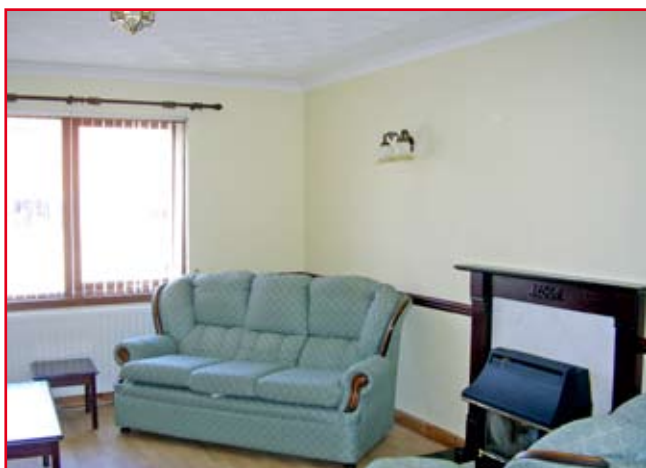
**ENTRANCE VESTIBULE:**

Timber front door with glazed panel. Inner glazed door to:-

HALL with airing cupboard housing hot water tank and 2 further cupboards. Radiator. Laminate floor.

**SITTING ROOM: (5.76M x 3.73M)**

Coal effect fire. Wall lights. Dado rail. Radiator. Laminate floor.



**KITCHEN:**

Modern fully fitted kitchen with stainless steel sink and drainer. Radiator. Laminate floor. Door to driveway.



**BEDROOM 1: (3.33M x 2.54M)**

Built-in wardrobe with mirrored doors. Radiator.

**BEDROOM 2: (3.23M x 3.09M)**

Built-in wardrobe with mirrored doors. Radiator.

**BEDROOM 3: (3.21M x 1.95M)**

Built-in wardrobe. Radiator.

**SHOWER ROOM:**

Shower cabinet with electric shower. Wash hand basin and WC. Wall lights.

**OUTSIDE:**

Low maintenance garden under gravel and paving slabs with hedging, planters and borders. Shed. Gravelled driveway with off-road parking area.

**SERVICES:**

Mains water, drainage, gas and electricity.

**COUNCIL TAX**

Band D

**PRICE:**

offers over £140,000

**HOME REPORT:**

To view visit [www.packdetails.com](http://www.packdetails.com) Ref: HP 245589  
Postcode: IV16 9XU or enquire of Wilsons.

**ENTRY:**

To be agreed.

**DIRECTIONS:**

From Balconie Street turn into Chapel Road at the shop and turn first left into Camden Street, carry on to end and the house is on the left.

**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.*