

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Mains electricity and water. Mains drainage is via a holding tank with pump located in the garden grounds.

Extras

All carpets and fitted floor coverings. Curtains, blinds, cooker, dishwasher, fridge, microwave and shed.

Heating

Oil fired heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

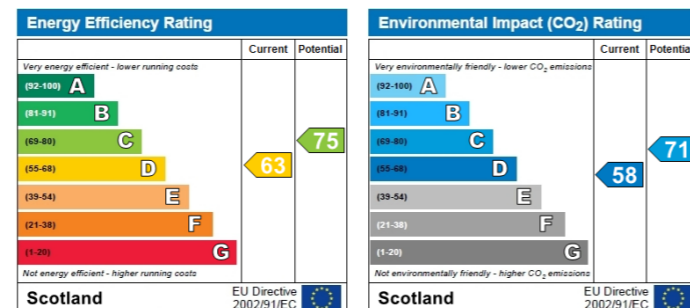
Entry

By mutual agreement.

Home Report

Home Report Valuation - £280,000

A full Home Report is available via Munro & Noble - property@munronoble.com.



Rowanburn Swordale Road, Evanton IV16 9UZ

An impressive four bedroom detached dwelling house with attached single garage and garden grounds.

OFFERS OVER £280,000

The Property Shop, 47 Church Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 IDR. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 IDR.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Lounge



Lounge



Dining Room



Downstairs Bathroom



Kitchen



Kitchen



Bedroom One



Bedroom Two



Landing



Shower Room





Property Description

Occupying a generous plot and enjoying views to the front over the Evanton Woods and farmland, this property would suit anybody looking for a family sized home. The well-proportioned accommodation is in walk-in condition and consists of, on the ground floor, an entrance hall, a double aspect lounge with multi fuel stove on a Caithness slate hearth and French doors which open onto the dining room, a kitchen with utility room off, a bathroom and two bedrooms, both of which have fitted single wardrobes. The first floor accommodation consists of two bedrooms, of which the master having two double fitted wardrobes, and a shower room. The kitchen comprises wall and base mounted units, worktops, splashbacks and has a sink with mixer tap and drainer, while the stylish family bathroom consists of a WC, a sink, a bath and a wet-walled shower cubicle. The property has ample storage provisions, and benefits from double glazing and oil fired heating. Viewing is highly recommended to fully appreciate this ideal family home. Rowanburn has generous garden grounds to the front, side and rear with the majority of the garden lying to the front and backing on to woodlands. The front garden is mainly laid to grass with a sizeable gravel driveway which has gated access, provides ample space for off-street parking and leads to the attached single garage situated to the side of the property. The rear garden is laid to grass with a patio area which is perfectly positioned to take advantage of the sunshine. There is a range of flowers, shrubs and mature trees and is fully enclosed by fencing and hedging. The property is located in semi-rural outskirts of the Easter Ross village of Evanton, with facilities that include a church, a primary school, a convenience store, and a post office. A wider range of amenities including shops, a health centre, supermarkets, a secondary school, a golf course and a sports centre are available in Alness, or Dingwall which is approximately seven miles away.

Room Dimensions

- Entrance Hall**
 - Lounge**
Approx 5.52m x 4.63m (AWP)*
 - Dining Room**
Approx 3.15m x 4.13m
 - Kitchen**
Approx 3.15m x 4.22m
 - Utility Room**
Approx 3.16m x 1.73m
 - Bathroom**
Approx 3.59m x 3.58m
 - Bedroom One**
Approx 3.59m x 3.58m
 - Bedroom Two**
Approx 3.16m x 3.58m
 - Landing**
 - Shower Room**
Approx 2.07m x 2.58m
 - Bedroom Three (Master)**
Approx 4.47m x 4.46m (AWP)
 - Bedroom Four**
Approx 5.26m x 5.50m
 - Garage**
Approx 3.51m x 6.01m
- *(At widest points)*

Bedroom Four



Side View

