

## 17 Knockrash, Evanton, IV16 9XF



£260,000 Offers Over

Type: Bungalow

Availability: For Sale

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

### Full Details

Excellent opportunity to purchase a stunning 3 bed detached bungalow in the picturesque Highland village of Evanton, just north of Inverness. This well-presented property boasts several upgrades throughout which have been carried out to an extremely high standard and would be an ideal purchase for those looking for a quality bungalow in immaculate condition. The setting of the property is perfect, set in a prime spot in an elevated position within the village tucked away in a secluded location. The property is in walk in condition and benefits from gas central heating and double glazing throughout.

The property comprises of entrance hall, lounge, kitchen, utility, 3 double bedrooms with master en-suite and family bathroom as well as excellent storage. The large lounge has triple windows which allows plenty of natural light to stream in. The spacious sleek kitchen has been recently upgraded and hosts a range of benefits including high spec integrated appliances such as electric oven, induction hob, extractor fan, dishwasher and fridge/freezer. The utility room is situated just off the kitchen and has a rear door which leads into the back garden area. There are 3 double bedrooms all with built in wardrobes and the principal bedroom benefitting from a 3-piece en suite shower room. There are useful storage cupboards situated in the hallway. The 4-piece family bathroom completes the accommodation and benefits from shower separate from bathtub.

Outside, to the front of the property the garden is laid to lawn. To one side of the property there is a patio area with table and chairs for al fresco dining and to the other side of the property there is a stone chipped driveway with ample space for 5 vehicles. The rear garden is paved and most of the garden is bordered by a timber fence although by a blockwork wall at the front. Overall, this stunning property is in walk in condition and would be an ideal purchase for a variety of purchasers looking for a quality home in a semi-rural location.

**Property Location:** The property is set in a prime location in an elevated position of the village which also backs onto woodland. There are local amenities in the village including convenience store, pub, restaurant, hairdresser and community hall. Primary Schooling can be found at Kiltearn Primary and Secondary Schooling at Dingwall or Alness. There is a regular bus service to and from Inverness or Dingwall which offer more extensive range of shopping, entertainment and leisure facilities. The woodland to the rear of the property offers excellent walks and outdoor adventures.

**Council Tax:** Band E. **EPC:** C. **Extras:** All fitted floor coverings, fixtures and fittings including fitted window blinds. All integrated appliances including induction hob, electric oven, extractor fan, dishwasher and fridge/freezer. **Services:** Mains gas, electricity, water and drainage. Telephone, broadband and satellite. **Entry:** To be mutually agreed. **Viewings:** Direct with Smart Moves only. **Room Measurements:** (for guidance only)

Lounge - 5.4m x 4.4m (17'9" x 14'4"). Kitchen/diner - 6.4m x 3.5m (20'9" x 11'5"). Utility - 2.7m x 1.6m (8'9" x 5'3").  
Bedroom 1 - 3.5m x 3.3m (11'5" x 10'8"). En-suite - 1.6m x 1.4m (5'3" x 4'6") Bedroom 2 - 3.7m x 3.0m (12'1" x 9'8").  
Bedroom 3 - 3.2m x 3.0m (10'5" x 9'8"). Family Bathroom - 3.4m x 1.9 (11'2" x 6'3").

### Property Features

- ✓ Immaculate 3 bed detached bungalow in fantastic position
- ✓ Lounge, kitchen/diner, utility
- ✓ 3 double bedrooms, family bathroom, en suite
- ✓ Generous garden grounds with driveway for several vehicles
- ✓ Upgraded and modernised throughout
- ✓ Fantastic location within the village

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