



Services

Mains gas, water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

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

Entry

By mutual agreement.

Home Report

Home Report Valuation - £155,000
 A full Home Report is available via Munro & Noble website.



**18 Fyrish Crescent
 Evanton, Dingwall
 IV16 9YS**

This well-proportioned three bed end-terraced property located in Evanton boasts gas central heating, double glazed windows and off-street parking.

OFFERS OVER £152,000

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

Property Overview

- End-Terraced House
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Gas
- Garden
- Garage
- Driveway

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
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.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Property Description

A great opportunity to purchase an attractive, three bedroomed end-terraced villa located in the popular village of Evanton, that is within easy walking distance of primary schooling, as well as a number of local amenities. Requiring a small degree of modernisation, this lovely home has the advantage of well-proportioned accommodation that is spread over two floors, and benefits from front and rear garden grounds, double glazed windows, gas central heating, and views over the neighbouring countryside. It will suit a number of prospective purchasers including first time buyers or those looking for a family sized home. On the ground floor can be found an entrance hall (with storage cupboard) a shower room, a welcoming and spacious front facing lounge with feature gas fire within a tiled surround, off which leads to the kitchen/diner. The kitchen benefits from a door that leads to the rear garden grounds, and comprises wall and base mounted units with worktops, splashback tiling, a 1 1/2 sink with drainer and mixer tap and can comfortably fit a dining table for family meals. Free-standing goods included in the sale consist of an electric cooker, a washing machine, tumble dryer and a fridge-freezer. The shower room consists of a WC, a wash hand basin and a tiled shower cubicle. From the entrance hall, stairs rise to the first floor accommodation which comprises a landing and gives access to the loft, a WC and three good sized bedrooms, all of which have fitted storage facilities.

Outside, the property has gardens to the front and rear elevations, with the front garden being laid to lawn with a shrub border. To the side elevation is a shared driveway that is laid to gravel. The rear garden is enclosed by timber and wire fencing and offers space for outdoor entertaining and enjoying the sunshine. It is a combination of paved slabs and lawn and is of low maintenance. Sited here is a timber garage which has the benefit of electricity. To the side elevation is a shared driveway that is laid to gravel.

The village of Evanton has a co-op convenience store, a bar/hotel and is where Kiltarn Primary School can be found. A further range of shops and services including secondary schooling can be found in both Ainess and Dingwall that are 3 miles and 6 miles distant respectively.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 4.20m x 4.28m
- Kitchen/Diner
Approx 4.27mx 2.77m
- Shower Room
Approx 2.34m x 1.97m
- Bedroom One
Approx 3.06m x 2.94m
- WC
Approx 0.98m x 0.65m
- Landing
- Bedroom Three
Approx 3.87m x 2.84m
- Bedroom Two
Approx 3.55m x 2.94m
- Garage
Approx 6.09m x 3.92m



Shower Room



Bedroom Three

