

This detached upside down house is located on the eastern outskirts of the village and within easy walking distance of the shops and bus stops, there is also a beautiful community woodland walk leading to the famous Black Rock Gorge. Evanton is a popular village with a great community spirit and offers a variety of amenities including a Hotel with a pub and restaurant, Coop, hairdresser, café and churches and the popular Storehouse at Foulis is just a short distance along the A9. There is a primary school in the village with older children attending Alness or Dingwall Academy for which transport is provided. The village is surrounded with lots of lovely walks. A wider variety of shops and a leisure centre which has a swimming pool can be found in Dingwall including national supermarkets, hotels, a bank, independent retailers, restaurants, coffee shops a post office, pubs and fast food outlets. Dingwall benefits from regular bus and train services to both north and south and Inverness is an easy commute by car.

This large upside down house was built in 1982. The front of the house faces south west and the rooms are rooms are bright and spacious, all painted in neutral colours. Parking is provided for 4-5 cars in the large driveway and there is a single and double garage. There is an attractive garden to the front which gets the sun for most of the day. The property has very flexible living quarters and would be very well suited to air B&B or self-contained ground floor living. The house has partial heating provided by a dual oil/wood burning stove and there is double glazing

Directions: Travelling north on the A9 turn left onto the B817, on entering the village turn left at the Coop then 3rd left into Hermitage Street, continue straight on to Swordale Road and continue for 1/3 mile, Ash Hill is on the right.

What3Words app enter: [///discloses.bounty.ever](https://www.what3words.com/#!/discloses.bounty.ever)

Services: Mains electricity, water & drainage.
Council Tax— D
To arrange a viewing call Middleton Ross on 01349 865125
HSPC out of hours 01463 231173
Monday to Friday 8am - 9am & 5pm - 11pm
Saturday 8am - 11pm & Sunday 8am - 11pm
or Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.



1 Ash Hill, Evanton, Ross-shire, IV16 9XB

Offers Over £270,000

- Detached Upside Down House
- Vestibule
- Entrance Hall
- Lounge/Diner
- Two Kitchens
- Utility Room
- Seven Bedrooms
- Two Shower Rooms
- Sauna
- Balcony
- Double Glazing
- Oil/Wood Burning Stove
- Ample Storage
- Two Garages (One Double, One Single)
- Large Driveway
- EPC Rating F

01349 865125
middletonross.co.uk

REF 44
HSPC 61674





1 Ash Hill, Evanton, Ross-shire, IV16 9XB

Offers Over £270,000

Detached upside down house situated in a quiet residential location on the outskirts of the village.



Approximate
 Floor Area
 175m²