

This detached bungalow is located at the eastern end of the village of Evanton and conveniently situated close to the centre and within easy walking distance of the shops and bus stops. Nearby, there is a beautiful community woodland walk leading to the famous Black Rock Gorge and another walk which takes you along the shore line of the Cromarty Firth. Evanton is a popular village with a great community spirit and offers a variety of amenities which include a Coop, Hotel with pub and restaurant, a 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. 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, south and the city of Inverness is within an easy commute by car.

This attractive bungalow was built in 1980's and is situated in a quiet residential cul-de-sac. The house has been well maintained and is in good decorative order throughout. Parking is provided for 2-3 cars in the driveway and garage. There are attractive gardens to the front and back. This house would provide an ideal family home or downsize property.

Directions: Travelling north on the A9 turn left onto the B817, continue through the village turn right just after the church into Balconie Park then take the first right and go the end of the road, No 21 is to the right of the house facing the T-junction. Travelling South on the A9 on entering the village take the first left after the camp site then follow the directions above.

What3Words app enter: [///sailing.prelude.irritate](#)

Services: Mains gas, 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.



21 Balconie Park, Evanton, Ross-shire, IV16 9XD

Offers Over £255,000

- Detached Bungalow
- Vestibule
- Entrance Hall
- Inner Hall
- Lounge
- Kitchen/Diner
- Utility Room
- Three Bedrooms
- Shower Room
- Double Glazing
- Gas Central Heating
- Gardens to Front and Back
- Garage with Workshop Space
- Driveway
- Garden Shed
- EPC Rating C

01349 865125
middletonross.co.uk

REF 41
HSPC 61626





21 Balconie Park, Evanton, Ross-shire, IV16 9XD

Offers Over £255,000

Detached bungalow situated near the centre of the popular Ross-shire village of Evanton.



Approximate
Floor Area 89m²