

Evanton offers a blend of outdoor adventure, community facilities and Highland scenery, known for the nearby Fyrish Monument and the dramatic Black Rock Gorge, both of which offer spectacular walking routes. The Evanton Community Wood features miles of accessible trails, wildlife habitats, and a playground, making it popular with walkers, cyclists and families alike. The village itself, benefits from amenities such as local shops, cafés, a primary school, community hall, sports centre, play parks, BMX facilities and a network of coastal and woodland foot-paths. Its location, just a short drive from Inverness and Dingwall, makes Evanton an ideal base for exploring the wider Highlands while enjoying a village community.

Enjoying stunning views across the Cromarty Firth, Number 10 is an extended split-level property offering flexible accommodation over three floors. Currently arranged as four bedrooms, the property provides excellent living space with the versatility to accommodate home working, hobbies or guest accommodation. A generous garage and private driveway provide parking, while the south-facing rear garden offers the potential for outdoor enjoyment. Ready for the new owner's touch, the property offers a rare opportunity to create a distinctive home in a highly desirable location.

Directions: Leave Inverness Northbound on the A9 until the Tore roundabout where you take the third exit and continue for about 6.5 miles. Continue on the A9 and take the second exit at the roundabout after the Cromarty Bridge. Continue 2 miles and take the B817/Balconie Street turn off. Continue for 1 mile and turn left onto Chapel Road, follow the road to the left and take the turning for Sworddale Road. Turn right into Ash Hill and as the road rises take the left turning. Number 10 is on the right.

If using the What3words app enter::

///vegetable.carriage.look

Services: Mains electricity, gas, water and drainage.
Council Tax— E

A Home Report is available from www.onesurvey.org

To arrange a viewing call Middleton Ross on 01349 865125
Email: property@highlandhomes.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@highlandhomes.co.uk.

Floor coverings, 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.




HIGHLAND HOMES
by Middleton Ross

FOR SALE



10 Ash Hill, Evanton, Ross Shire, IV16 9XB

Offers Over £285,000

- Detached Split Level Villa
- 4 Bedrooms (one en-suite)
- Entrance Hallway
- 2 Lounges
- Kitchen / Dining Room
- 2 Bathrooms
- Popular Location with Views over the Cromarty
- Double Glazing and All Mains Services
- Solar Panels and Air Flow Heating
- Norwegian Style Solid Fuel Burner
- Off Road Parking for Multiple Vehicles
- EPC Rating Band C

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REF 20



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10 Ash Hill, Evanton, Ross Shire, IV16 9XB

Offers Over £TBC

An extended split-level family home with outstanding views across the Cromarty Firth, large gardens and exciting potential for modernisation.



Ground Floor



Floor 1

Approximate
Floor Area
142m²