

Edderton Cottage

SWORDALE ROAD, EVANTON, DINGWALL, IV16 9UZ



*A DETACHED 3/4 BEDROOM BUNGALOW
ON THE OUTSKIRTS OF EVANTON*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



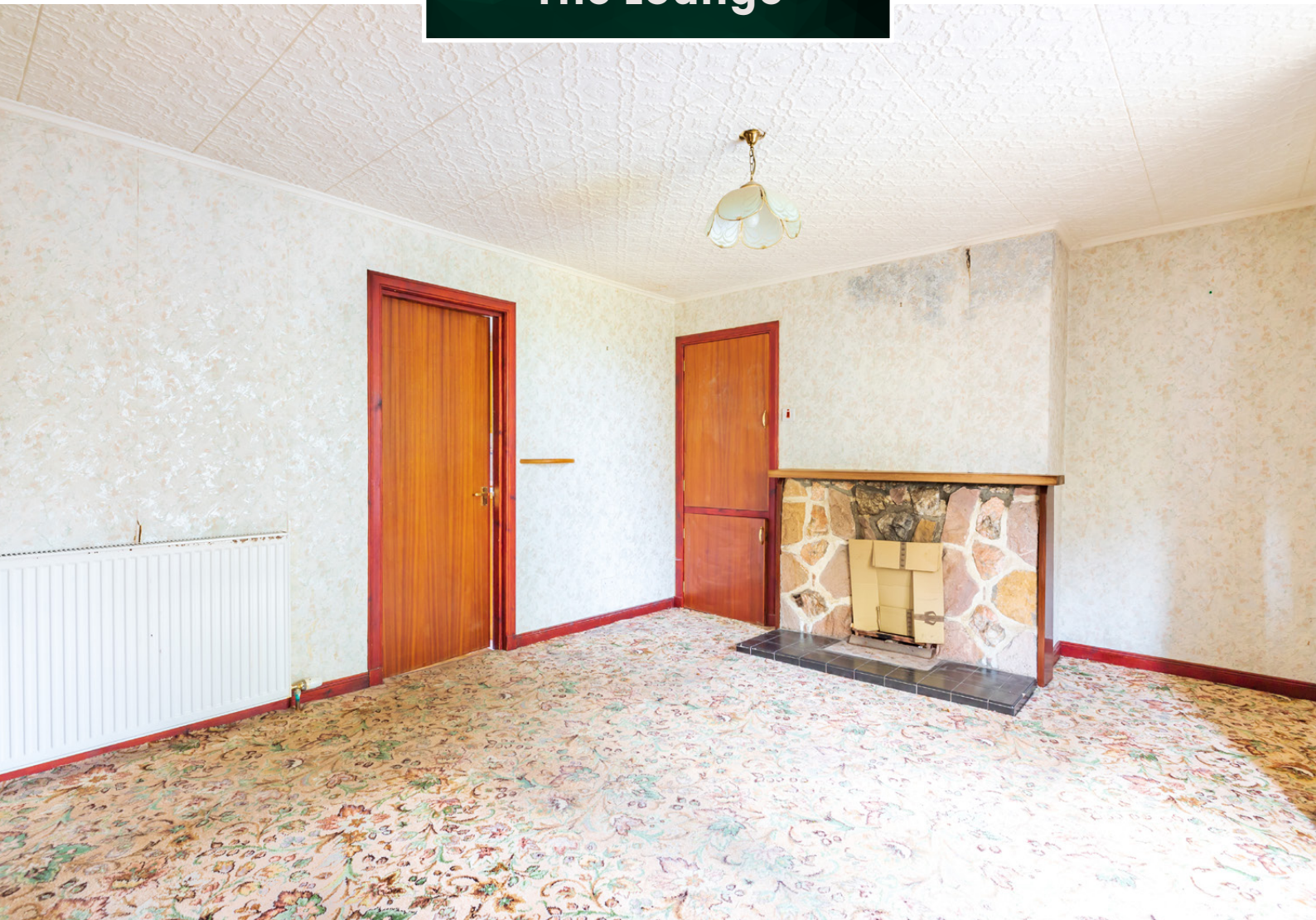
McEwan Fraser Legal is delighted to present this 3/4 bedroom detached bungalow, located on the outskirts of Evanton. The property is in need of modernisation but would make a fantastic home with work or an amazing holiday let/home

Inside, the property comprises of:

- Kitchen with door to back garden
- Spacious living area with fireplace
- 3 double bedrooms
- Dining room with fireplace, that could become a 4th bedroom if the need arises
- A small study/storage room
- Bathroom with bath and overhead shower, along with a separate shower cubicle



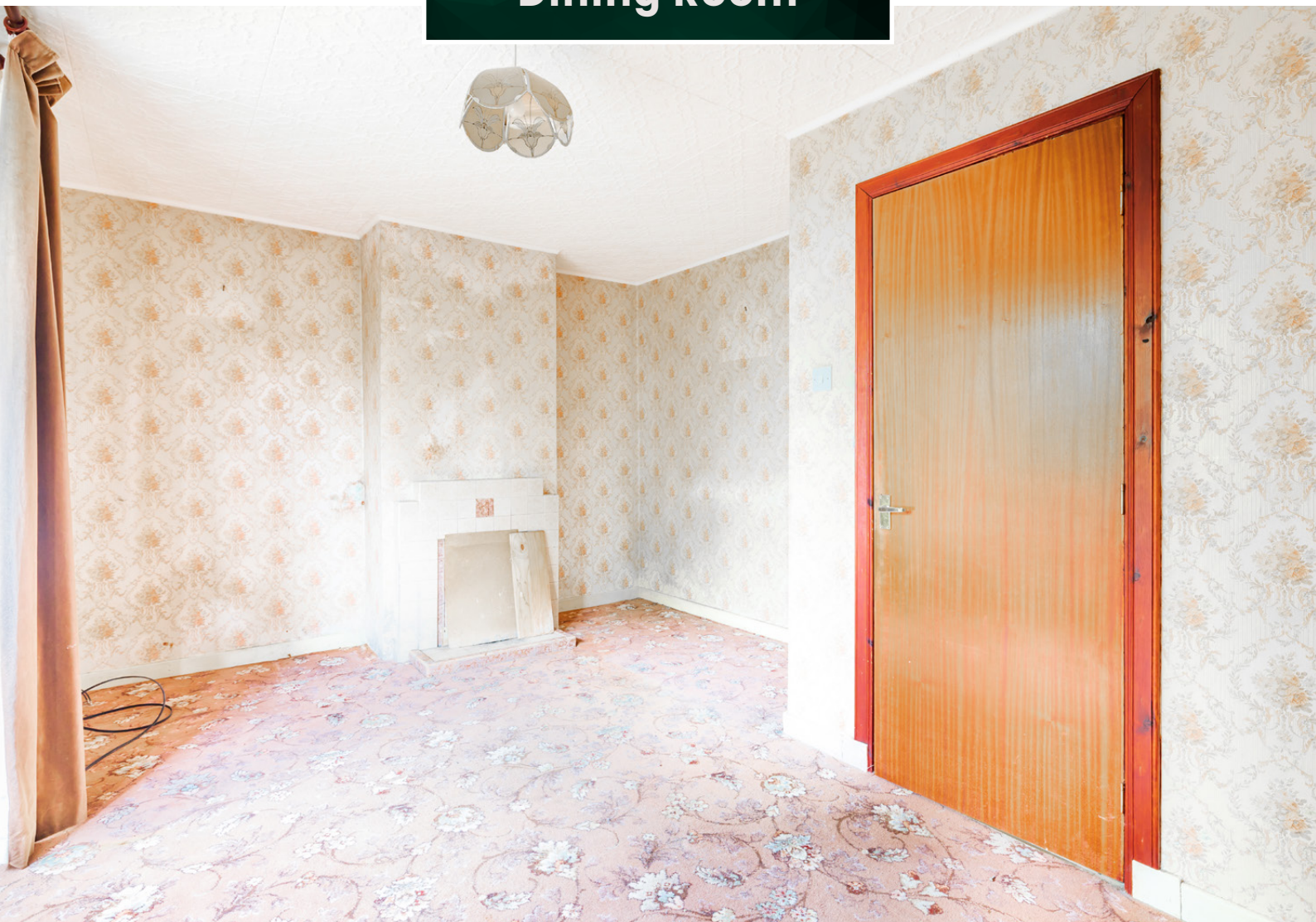
The Lounge





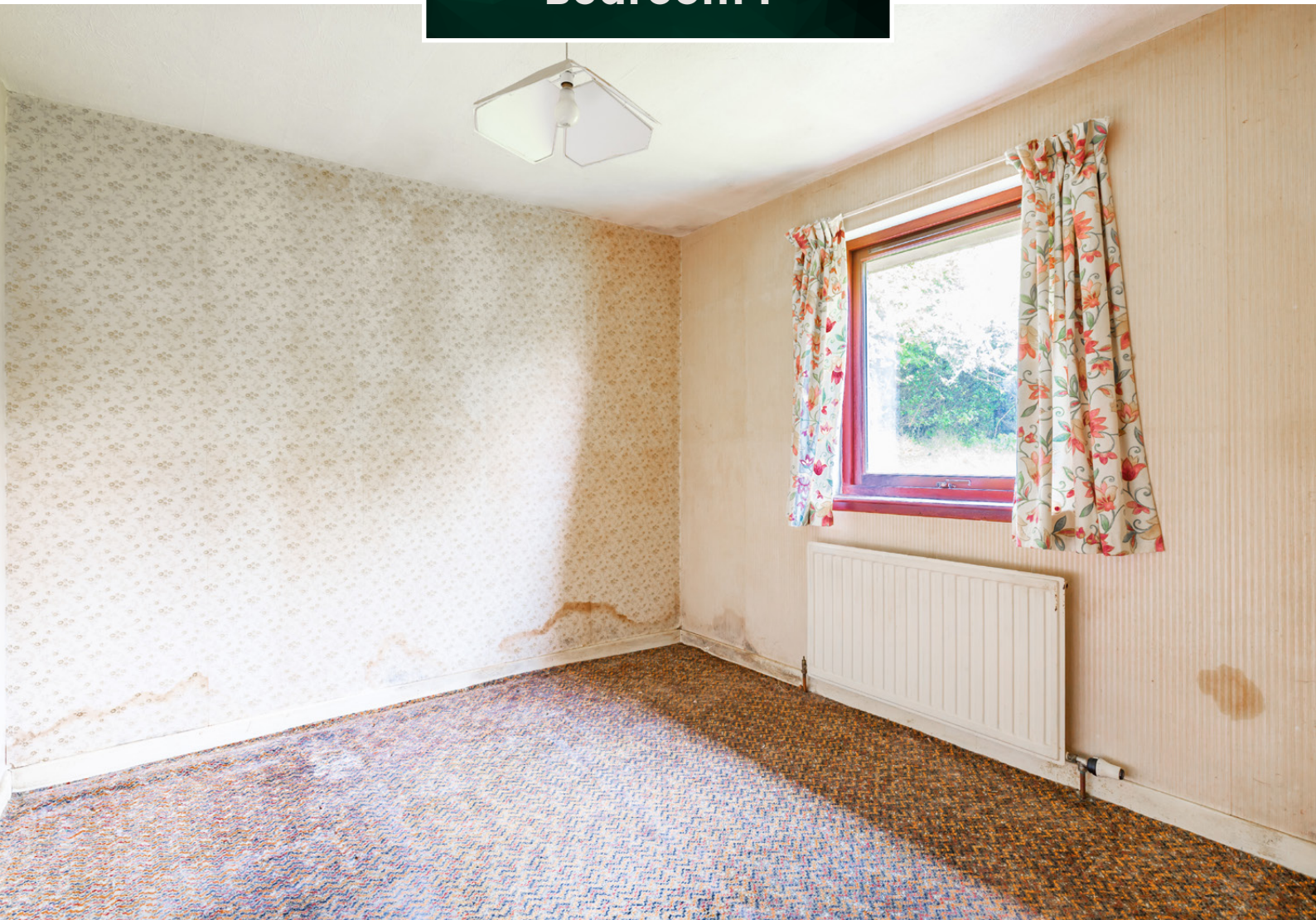


Dining Room





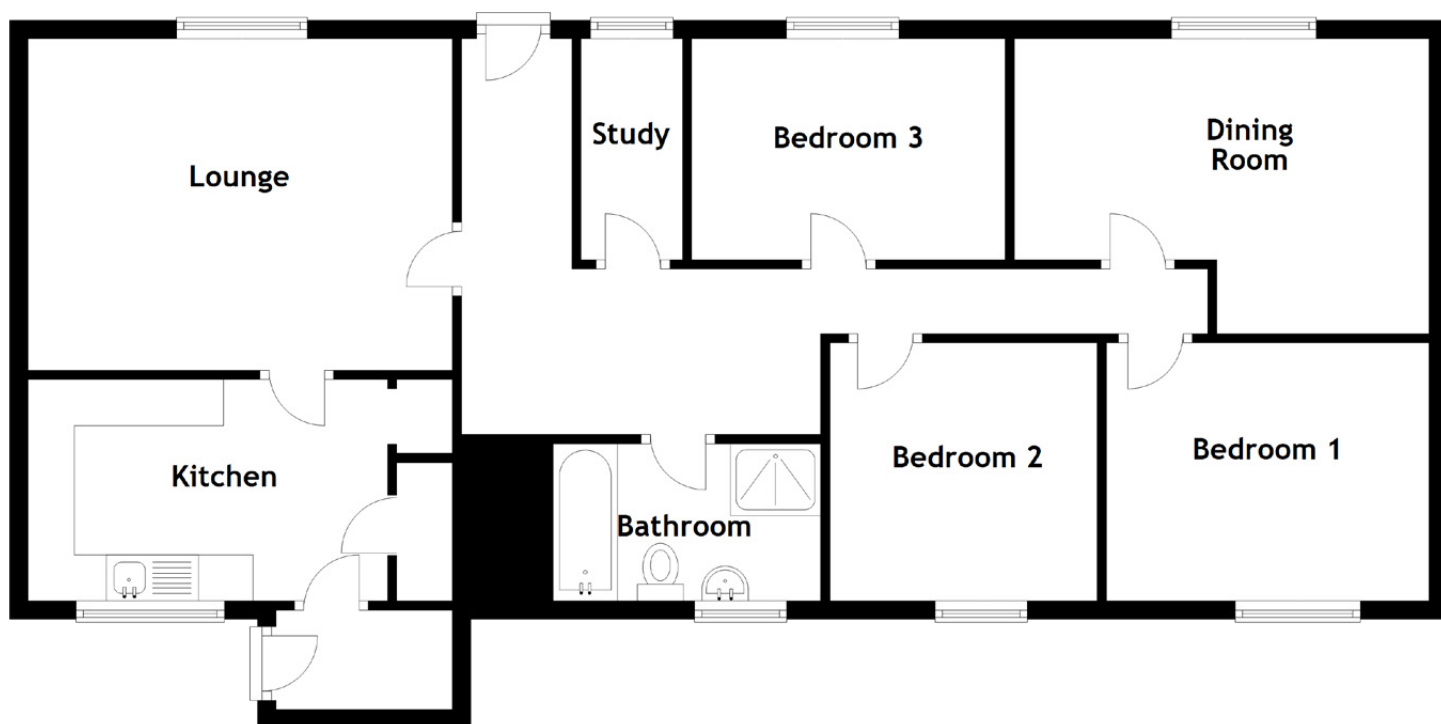
Bedroom 1











Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1" x 3.60m (11'10")	Bathroom	2.90m (9'6" x 1.70m (5'7")
Kitchen	3.90m (12'10" x 2.40m (7'11")	Study	2.40m (7'10" x 1.10m (3'7")
Dining Room	4.50m (14'9" x 3.20m (10'6")	Gross internal floor area (m ²): 98m ²	
Bedroom 1	3.50m (11'6" x 2.80m (9'2")	EPC Rating: E	
Bedroom 2	2.90m (9'6" x 2.80m (9'2")		
Bedroom 3	3.40m (11'2" x 2.40m (7'10")		



In addition to this, the property includes off road parking for multiple cars and garden to the front and rear. There is also a timber double car garage and a large timber outbuilding/workshop.

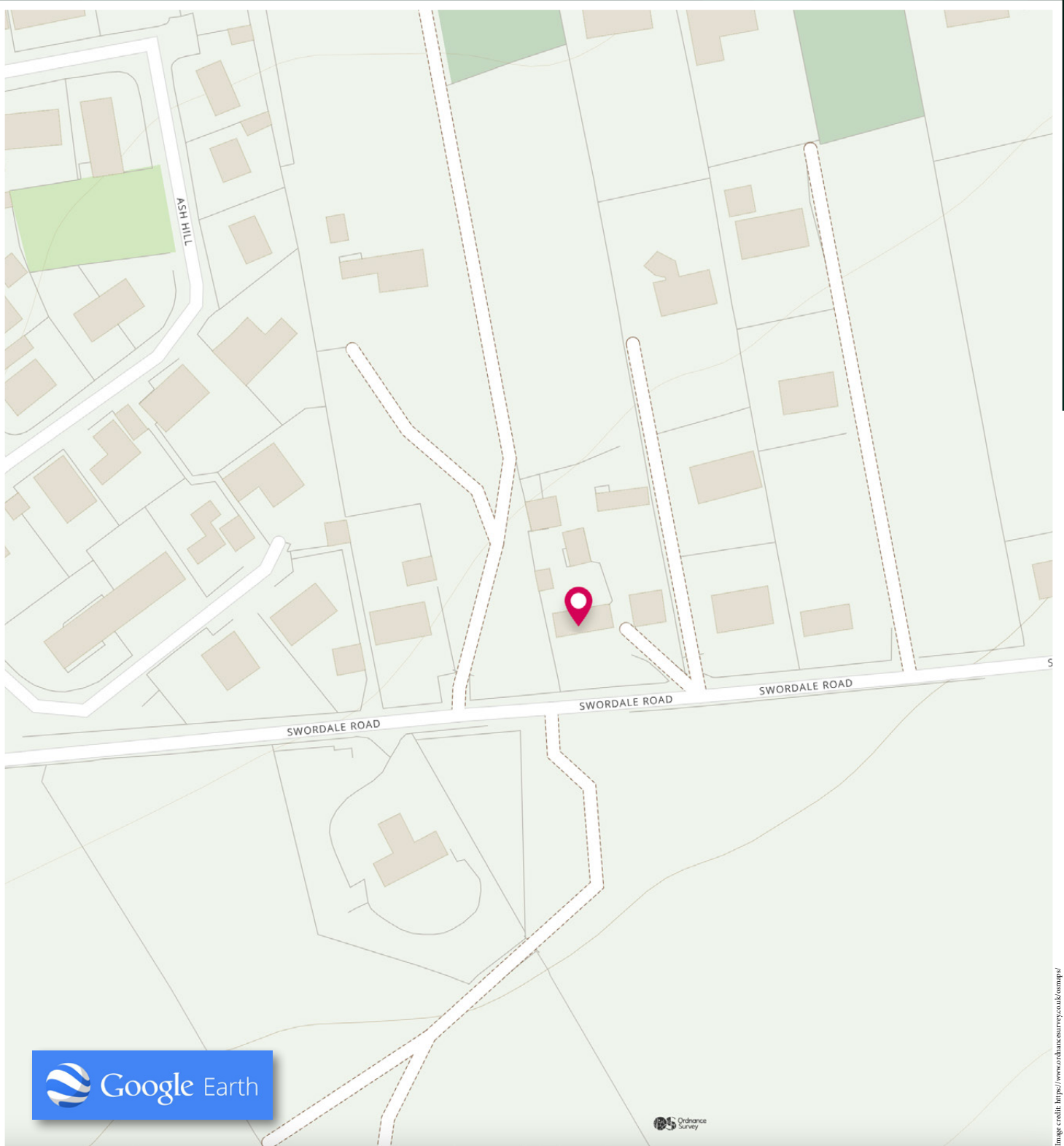




The property is located in a quiet area in Evanton, a thriving Easter Ross village, and is conveniently located for access to all local amenities. Evanton has a shop and a hotel with larger supermarkets and shopping outlets in nearby Alness (4 miles) and Dingwall (8 miles). Evanton also has its own primary school with senior pupils attending the modern facility at Alness Academy.

Inverness, the capital city of The Highlands, is only 17 miles away and provides all the attractions and facilities one would expect to find in a city environment whilst offering spectacular scenery and places of historical interest. The road journey to Inverness takes approximately 25 minutes via the nearby A9 trunk road and if you are commuting then the 25 bus goes directly to the city centre.

Acknowledged to be one of the fastest-growing cities in Europe, the Highland capital provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness is also well connected by road, rail, and air to other UK & overseas destinations.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.