

# Strathskiach

KATEWELL, EVANTON, DINGWALL, IV16 9UU



*A detached three-bedroom home in Katewell,  
near Evanton, set on a  $\frac{3}{4}$  acre plot.*



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McEwan Fraser Legal is delighted to present this 3 bedroom detached house in Katewell, near Evanton. The property requires updating & refurbishment but is a fabulous space and blank canvas for someone to create the home of their dreams. It was designed in an "L" configuration by the previous owners to allow for potential extension in the future (Subject to planning). The house is located on a quiet rural lane on  $\frac{3}{4}$  acre of land, it truly is a Highland retreat. It would make a wonderful home but an equally attractive holiday let or holiday home.

# THE LOUNGE & DINING ROOM



Inside, the property comprises:

- Lounge
- Kitchen area
- Three bedrooms
- Family bathroom
- Formal dining room

# THE KITCHEN



# BEDROOM 1



# BEDROOMS 2 & 3



# THE BATHROOM & HALL

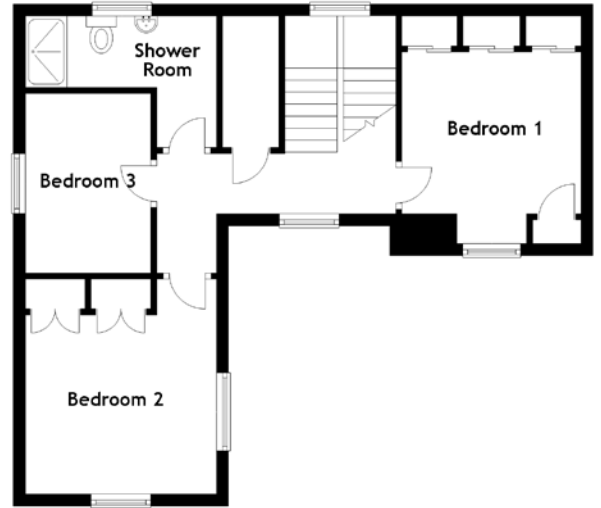
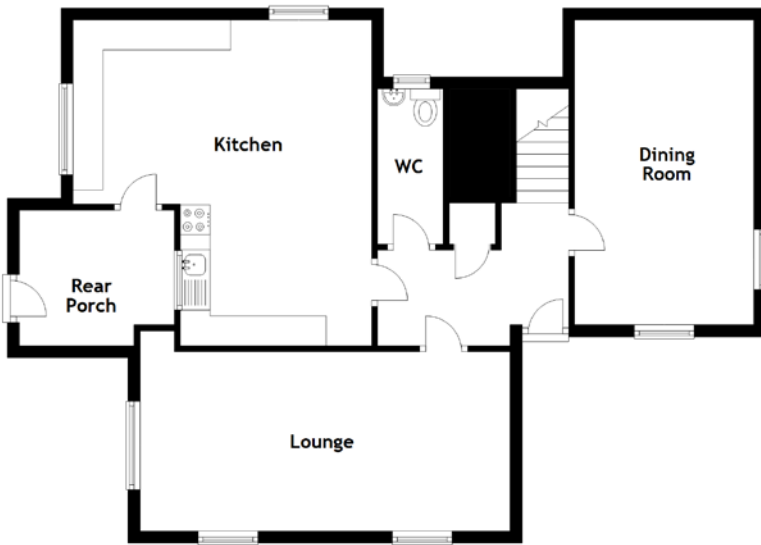


In addition to this, the property includes a large garden area (circa ¾ acre) along with parking for multiple cars.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

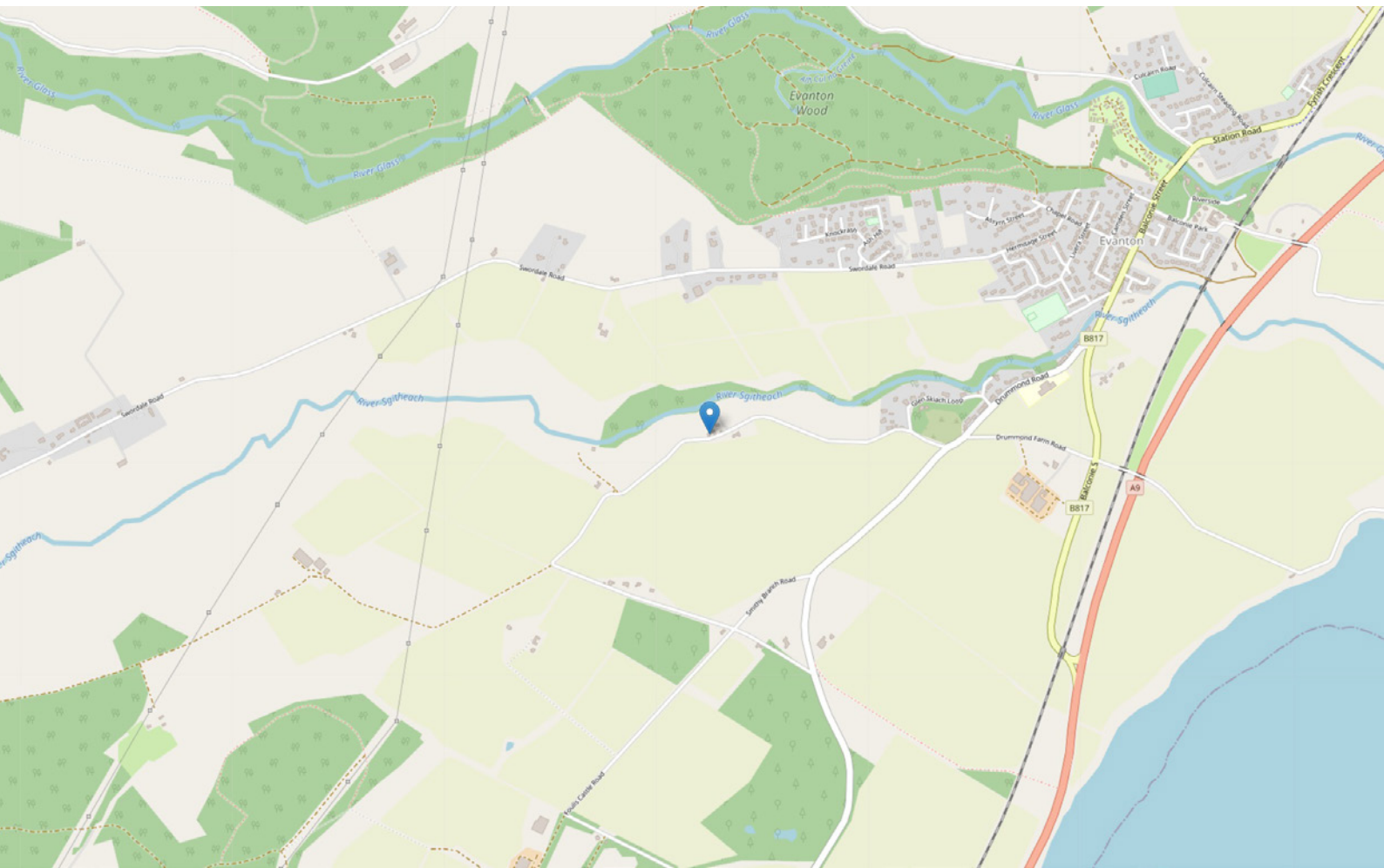


Approximate Dimensions  
(Taken from the widest point)

Lounge	6.20m (20'4") x 3.00m (9'10")
Dining Room	5.10m (16'9") x 3.00m (9'10")
Kitchen	5.50m (18'1") x 5.00m (16'5")
WC	2.60m (8'6") x 1.10m (3'7")

Shower Room	2.90m (9'6") x 2.20m (7'3")
Bedroom 1	3.21m (10'6") x 3.00m (9'10")
Bedroom 2	3.20m (10'6") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup>  
EPC Rating: E





# THE LOCATION

This detached home is located in Katewell, just outside Evanton, a thriving Easter Ross village. It is conveniently located for access to all local amenities, Evanton has local shops and a hotel with larger supermarkets and shopping outlets in nearby Alness and Dingwall. The town 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.

The Scottish Highlands are a magnet for lovers of the outdoors with easy access to the all-year-round sports of The Cairngorms National Park. The ruggedness of the Northwest Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.



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