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**Coignafearn
Hermitage Street
Evanton**



This one and a half storey property set at the end of a cul-de-sac in the village of Evanton. This well maintained and presented home will appeal to a broad range of purchasers but especially to families. Accommodation: entrance vestibule, reception hallway, lounge, open plan kitchen/dining room, utility room, wc, dining room/bedroom five, four bedrooms (master en-suite), family bathroom. Double glazed windows. Oil fired central heating. Integral garage. Garden with decking.

Offers Over £215,000

HSPC Reference: 41691.

**The Property Shop
47 Church Street, Inverness**

Telephone: 01463 225533 Fax: 01463 225165
e-mail: property@munronoble.com





PROPERTY

Coignafearn is a detached family home located in the heart of the village of Evanton. The property is well laid out and to the rear takes in views over the village. The accommodation offers flexibility with the current owners using one of the ground floor rooms as a bedroom. This room could easily be used as a further dining room, office or family room. The spacious lounge is located to the front of the property and has Solid Canadian Beech flooring that continues into the hallway, kitchen/diner, bedroom five and wc. The kitchen/diner is an open plan room that naturally divides two areas. The kitchen area has an excellent range of fitted units and integral appliances and the dining area provides ample space for a dining table and chairs. From the dining area there are French doors that open on to the raised deck. The utility room can be accessed directly from the kitchen and has doors to both integral garage and to the rear garden. Completing the accommodation on the ground floor is the wc. Upstairs the master bedroom has an en-suite shower room and there are two further double bedrooms which both benefit from fitted wardrobe space. There is also a smaller single/child's room. The family bathroom is on the first floor and is fitted with a white suite. The house has excellent storage, double glazed windows and oil fired central heating. Early viewing is highly recommended.

GARDENS

There is a driveway in the front garden providing space for off road parking and access to the integral garage and there are number of flower borders, well stocked with plants. There is a pathway leading round to each side of the property, to the rear garden where the garden is mainly laid to lawn. There are steps leading up to the raised deck area where views can be enjoyed over Evanton.

LOCATION

Evanton is located approx 18 miles North of the Highland capital of Inverness. Local amenities in Evanton include a convenient store, hairdressers, public house and café. Primary schooling can also be found in the village with Secondary schooling and supermarket shopping located in nearby Dingwall with further Secondary schooling being located in Alness. Bus services run from Evanton to destinations over the Highlands.

DIRECTIONS

Take the A9 North, the Tore roundabout and follow the A9 taking the third exit. Proceed on the A9 over the Cromarty Bridge, take the turning to the left for Evanton. Proceed into the village and turn left after the co-op on to Chapel Road and then take the third street on the right which is Hermitage Street and the property can be found at the end of the cul-de-sac on the right hand side.

GENERAL DESCRIPTION

The front door of the property opens into the entrance vestibule.

ENTRANCE VESTIBULE

Approx 1.27m x 0.98m (4'02" x 3'02")
The entrance vestibule has Canadian Beech flooring, cupboards to cloakroom which has the fuse box and a door providing access through to the hallway.

HALLWAY

The hallway has a continuation of the Canadian Beech flooring, doors providing access to the lounge, kitchen/diner, bedroom five and the wc. The hallway has an airing cupboard, housing the megaflo boiler and stairs rising providing access to the first floor. Radiator.

LOUNGE

Approx 5.99m x 3.99m (19'08" x 13'01")

The lounge has a continuation of the Canadian Beech flooring, there is a window to the front elevation and a window to the side elevation. There are two radiators and the lounge can be accessed via a double glass panelled door from the hallway.



OPEN PLAN KITCHEN/DINING ROOM

Approx 4.78m x 5.28m (15'08" x 17'04")

This is an open plan room which naturally divides into a kitchen and dining area. The kitchen has a good selection of base and wall mounted units which are a light wood and has a dark worktop and matching splashback. There is an integral hob, raised double oven and cooker hood as well as an integral fridge freezer and dishwasher. There is a one and a half stainless steel sink with mixer tap and drainer and the kitchen has a window to the rear elevation. There is a breakfast bar for informal dining and in the kitchen there is a door providing access to the utility room. The dining area has double French doors which open on to the raised deck and there is ample space for dining table and chairs. Radiator.



UTILITY ROOM

Approx 1.60m x 1.87m (5'03" x 6'01")

The utility room has base and wall mounted units, sink, plumbing and space for a washing machine and drier. From the utility room there is a door through into the integral garage and a door to the rear garden.

WC

Approx 1.13m x 1.63m (3'08" x 5'04")

The wc comprises of a white wc and wash hand basin with a tiled splashback. There is an extractor fan and a radiator.

DINING ROOM/BEDROOM 5

Approx 2.51m x 3.89m (8'03" x 12'09")

This room is currently used as a bedroom by the owners and is located on the ground floor. This room could be used as a dining room, office or family room. This room has Canadian Beech flooring and window to the side elevation. Radiator.



LANDING

The landing has doors providing access to all first floor bedrooms and the family bathroom. There is a radiator and two storage cupboards.

BEDROOM 1

Approx 4.45m x 5.59m (14'07" x 18'04")

Bedroom one is the mater bedroom of the property and has a Velux and Dormer window to the front elevation. Partially coombed ceiling, a radiator, a fitted wardrobe and a door through to the en-suite shower room.



EN-SUITE SHOWER ROOM

Approx 2.38m x 2.04m (7'09" x 6'08")

The en-suite shower room has a Velux window to the rear elevation and the en-suite is finished with a wc, wash hand basin and corner shower unit with wet-walling. There is a radiator, extractor fan and shaver light.

BEDROOM 2

Approx 4.15m x 2.91m (13'07" x 9'06")

Bedroom two has a window to the front elevation, a fitted wardrobe, a radiator and partially coombed ceiling.



BEDROOM 3

Approx 4.15m x 3.77m (13'07" x 12'04")

Bedroom three has a window to the rear elevation, a fitted wardrobe and a radiator.



BEDROOM 4

Approx 3.40m x 2.06m (11'02" x 6'09")

Bedroom four is a single bedroom/child's room, has a Velux window to the side elevation, a radiator and partially coombed ceiling.

BATHROOM

Approx 2.47m x 2.09m (8'01" x 6'10")

The bathroom is located on the first floor and has a Velux window to the side elevation. The bathroom is furnished with a white wc, wash hand basin and bath with shower over. There is a shower screen and complementary tiling, extractor fan and radiator.

GARAGE

Approx 4.56m x 6.08m (15'03" x 19'11")

The integral garage has an electric door, a window to the rear elevation, a tap, power and light and a door to the utility room.

HEATING

Oil fired central heating.

GLAZING

Double glazed windows.

EXTRAS

This property is to be sold with all fitted floor coverings, carpets, curtains and blinds.

SERVICES

Mains electricity, water and drainage.

ENTRY

By mutual agreement.

VIEWING

Strictly by appointment through Munro & Noble Property Shop - telephone 01463 225533

HOME REPORT

A Home Report is available for this property.

POSTCODE

IV16 9YJ



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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