



## THE GROVE EVANTON IV16 9YW



*Paddock*



### *Charming 4 Bedroom Bungalow set in a large garden with separate enclosed paddock*

- » ENTRANCE PORCH
- » ENTRANCE HALL
- » LOUNGE
- » DINING ROOM
- » FAMILY ROOM
- » KITCHEN
- » 4 BEDROOMS
- » 2 SHOWER ROOMS
- » BATHROOM
- » GAS CENTRAL HEATING
- » DOUBLE GLAZING
- » DOUBLE GARAGE
- » LARGE GARDEN
- » PADDOCK

YORK HOUSE  
20 CHURCH STREET  
INVERNESS

TELEPHONE  
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[www.propertyinverness.com](http://www.propertyinverness.com)



HSPC Ref: AN 01 - 41845

**OFFERS OVER £245,000**



## DESCRIPTION

This is a unique opportunity to purchase an attractive detached bungalow set in a good sized garden with double garage and an enclosed paddock. Offering well proportioned accommodation, this charming property boasts gas central heating, double glazing and many original features including cornicing and ceiling roses. Both the lounge and dining room are double aspect and appreciate open fires which ensure cosy focal points. The kitchen is well fitted, has a handy walk-in larder and is open to the family room. The remainder of the accommodation comprises four bedrooms, the master being sold with fitted furniture, two shower rooms and a family bathroom. The Grove is set in lovely mature grounds extending to approximately 0.741 of an acre and includes a fully enclosed paddock with water tap and vegetable garden with greenhouse. The gravelled driveway leading to the property and double garage caters for ample off road parking/turning. Viewing recommended.

## LOCATION

Pleasantly situated on the outskirts of the pleasant Easter Ross village of Evanton and within easy commuting distant to Inverness, the Highland Capital (approximately 16 miles distant). Local facilities are all within easy walking distance and include a church, primary school, Co-op store, hotel and post office, etc. A wider range of amenities including shops, health centre, supermarkets, a secondary school, golf course and a sports centre are available in nearby Alness, some 3 miles distant.

## DIRECTIONS

From Inverness take the A9 road north heading towards Wick/Thurso. Travel over the Kessock Bridge and continue on this road through two large roundabouts and after the second roundabout, take the first turning to the left sign posted Evanton. On entering the village, go along the main road and continue along passing the Caravan Park (on your left) into Station Road. As the road bends, The Grove is opposite the black and white chevrons. The driveway is shared with the neighbouring property Fairview.

## ACCOMMODATION

From the gravelled driveway, a steps leads to the front door.

### ENTRANCE PORCH 2.48m x 1.19m (8'2 x 3'11)

Entry via double doors. Tiled floor. Ceiling light. Single glazed windows to front and side. Wooden door with glazed panel and two sides panels to Hall.

### ENTRANCE HALL 3.07m x 2.44m (10'1 x 8'0)

Fitted carpet. Radiator. Light set in ceiling rose. Dado rail. Smoke detector. Doors to Lounge, Dining Room and Inner Hall.

### LOUNGE 4.75m x 4.18m (15'7 x 13'9)

Spacious double aspect room with windows to front and side; net and curtains. Open fire set in a wooden surround. Fitted carpet. Radiator. Light set in ceiling rose. Dado rail. Two wall lights. Smoke detector. Servants bell. TV and telephone points.



### DINING ROOM 4.72m x 4.18m (15'6 x 13'9)

Another spacious double aspect room with windows to front and side; net and curtains. Open fire set within an attractive tiled surround. Fitted carpet. Radiator. Light set in ceiling rose. Dado rail. Two wall lights. Servants bell. Door to shelved cupboard.



### HALL 2.35m x 1.06m and 6.48m x 1.06m (7'9 x 3'6 and 21'3 x 3'6)

Velux window. Fitted carpet. Radiator. Pendant ceiling light. Dado rail. Two large shelved cupboards. Skylight. Doors to Family Room, three Bedrooms and Bathroom. Archway to Inner Hall.

### FAMILY ROOM 3.67m x 2.98m (12'0 x 9'9)

Window to rear overlooking garden; venetian blind. Base units with worksurface areas above. Wall mounted display cupboard and shelving. Fitted carpet. Radiator. Pendant ceiling light. Telephone point. Central heating boiler. Wood panelling to dado height. Opening to Kitchen.



### KITCHEN 3.79m x 2.31m (12'5 x 7'7)

Double aspect room with windows and front and side overlooking garden; net and roller blinds. Wall and base units incorporating display shelving. Ample worksurface areas with inset stainless steel sink, mixer tap and drainer. Cooker. Fridge. Washing machine. Vinyl flooring. Radiator. Ceiling mounted two head light fitting. Wall light. Smoke detector. Door to Walk-in Larder. Door to Rear Vestibule.



**LARDER** **2.34m x 0.98m (7'8 x 3'3)**  
Shelving. Pendant ceiling light.

**REAR VESTIBULE** **1.92m x 0.86m (6'4 x 2'10)**  
Vinyl flooring. Ceiling light. Coat hooks. Doors to Shower Room and Garden.

**SHOWER ROOM (1)** **1.82m x 1.76m (6'0 x 5'9)**  
Window to rear. WC, wash hand basin set in vanity unit and fully tiled shower cubicle with Miralec shower. Carpet. Radiator. Ceiling light. Wall mounted cabinet.

**BEDROOM 2** **3.64m x 3.03m (11'11 x 9'11)**  
Window to side; net and curtains. Fitted carpet. Radiator. Dimplex panel heater. Pendant ceiling light. Smoke detector.

**BEDROOM 3** **3.23m x 2.43m (9'10 x 8'0)**  
Window to rear overlooking garden; venetian blind. Fitted carpet. Radiator. Pendant ceiling light. Wood panelling to dado height.

**BEDROOM 4** **2.43m x 1.91m (8'0 x 6'3)**  
Window to rear overlooking garden; venetian blind. Fitted carpet. Radiator. Shelving.

**BATHROOM** **2.16m x 1.82m (7'1 x 6'0)**  
WC, wash hand basin and bath with shower attachment. Wet board style sheeting. Folding shower screen. Fitted carpet. Radiator. Ceiling mounted spot light fitting. Extractor. Wall mounted cabinet. Shelf. Hatch to loft

**INNER HALL**  
Window to side; curtains. Fitted carpet. Radiator. Pendant ceiling light. Dado rail. Doors to Bedroom 1 and Shower Room.

**BEDROOM 1** **4.14m x 3.48m (13'1 x 11'5)**  
Window to side; net and curtains. Fitted carpet. Radiator. Two pendant ceiling lights. Telephone point. Servants bell. Fitted furniture comprising wardrobes, overhead cupboards, drawer units and display shelving.



**SHOWER ROOM (2)** **2.92m x 1.61m (9'7 x 5'3)**  
Window to rear; venetian blind. WC, wash and basin and shower cubicle with Mira shower. Wet board sheeting. Fitted carpet. Radiator. Ceiling mounted single head spot light fitting. Dado rail. Wall mounted electric bar heater. Shaver point. Two wall mounted cabinets Electric heater.

**DOUBLE GARAGE** **5.70m x 5.11 (18'8 x 16'9)**  
Via sliding and double doors. Power and light. Chest freezer.

## COAL HOUSE

## GARDEN

The Grove sits in approximately 0.741 of an acre and is sectioned off to provide a family garden, vegetable patch with greenhouse and a fully enclosed paddock with water tap. The gravelled driveway leading to the property and double garage allows ample space for parking/turning. The enclosed front garden is laid to grass with an array of mature trees and colourful flower beds. Gates access the rear garden and paddock. To the rear, the garden is again enclosed and laid to grass with bordering mature trees, bushes and plants. Patio area. Water tap. Two sheds. Gate to vegetable patch.



## HEATING

The property benefits from gas central heating.

## GLAZING

The property is fully double glazed with the exception of the entrance porch windows which are single glazed.



Paddock



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### EXTRAS

The fitted floor coverings, blinds and curtains, cooker, washing machine, fridge and chest freezer are included in the sale price.

### COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

### SERVICES

The subjects benefit from mains electricity, gas and water. Drainage is to the public sewer.

### ENTRY

By mutual agreement.

### VIEWING

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911 or evenings and weekends on 01349 830031 to arrange an appointment to view.

### OFFERS

All offers must be submitted in an envelope marked "OFFER FOR THE GROVE, STATION ROAD, EVANTON."

### ENQUIRIES

For further particulars apply to Anderson Shaw & Gilbert, Solicitors and Estate Agents, York House, 20 Church Street, Inverness IV1 1ED. Tel: (01463) 253911. Fax: (01463) 711083. E-MAIL: [Thenderson@solicitorsinverness.com](mailto:Thenderson@solicitorsinverness.com)



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#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

