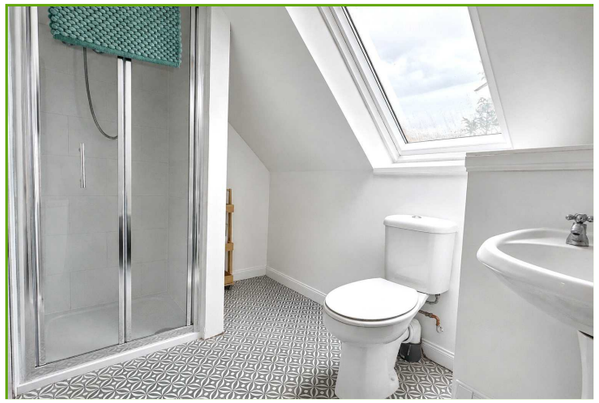
















10 Swordale Steading, Evanton,
Dingwall, Highland, IV16

Offers Over: £220,000

Tenure: Freehold

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Offers Over: £220,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: C

Set within a characterful traditional steading, this spacious three-bedroom home combines generous accommodation with private enclosed gardens and an attractive countryside backdrop, all within easy reach of Evanton and the renowned NC500.

Entrance
A central entrance hall providing access to the lounge and kitchen/diner, with the staircase rising to the first-floor accommodation.

Lounge
15'6" x 15'5" (4.72m x 4.7m)
An impressive and generously proportioned reception room featuring a dual-aspect arrangement which allows for an abundance of natural light. Two large front-facing windows are particularly striking, sitting within the characterful stone arched openings of the original steading. The room provides ample space for a variety of lounge furniture arrangements and benefits from a useful built-in storage cupboard.

Kitchen/Diner
12'8" x 12'1" (3.86m x 3.68m)
A well-proportioned kitchen arranged in a practical L-shaped design, offering a good range of worktop and storage space while retaining ample room for a dining table and chairs. A door provides direct access to the rear garden, while the adjoining cloakroom/WC adds further everyday convenience.

WC
Conveniently positioned off the kitchen/diner and fitted with a WC and wash hand basin.

Landing
The staircase rises to a central landing providing access to all three bedrooms and the family bathroom.

Bedroom 1
12'10" x 15'2" (3.9m x 4.62m)
A particularly generous main bedroom offering excellent space for freestanding bedroom furniture in addition to two built-in wardrobes, providing substantial storage.

Bedroom 2
17'9" x 7'7" (5.4m x 2.3m)
A sizeable second bedroom with built-in wardrobe space and plenty of room for bedroom furnishings.

Bedroom 3
12'4" x 7'2" (3.76m x 2.18m)
A well-proportioned third bedroom offering flexibility for use as a child's bedroom, guest room or dedicated home office.

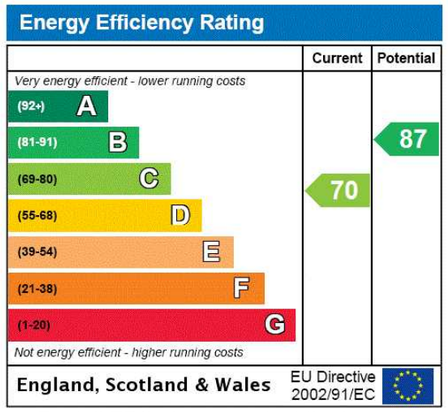
Family Bathroom
10'5" x 5'3" (3.18m x 1.6m)
A well-appointed family bathroom fitted with a four-piece suite comprising WC, wash hand basin and bath, together with the added convenience of a separate shower cubicle.

Additional
The property benefits from oil-fired central heating and double glazing.

Garden and Location
The property is approached through its enclosed front garden, which complements the attractive traditional steading setting. The garden combines a manageable area of lawn with an extensive low-maintenance gravelled section and paved access to the entrance. A private and fully enclosed rear garden designed with ease of maintenance in mind and predominantly finished in gravel. A timber storage shed provides useful external storage, while the garden enjoys an attractive outlook towards the neighbouring countryside and mature woodland beyond.

Swordale enjoys a peaceful rural position close to Evanton, offering the appeal of countryside living without being isolated. Evanton provides a range of everyday amenities, while Dingwall and Alness are both readily accessible for a wider selection of shops, services and facilities. Inverness can also be reached by road, making the location practical for those commuting to the Highland capital. For those looking to explore further afield, the property is particularly well positioned for access to the wider Highlands and the North Coast 500 (NC500) touring route, placing some of the region's most celebrated scenery and destinations within easy reach.

The property is ideally positioned for commuters, with the A9 providing excellent transport links to Inverness, approximately 20 miles away. The surrounding area is renowned for its beautiful Highland scenery, woodland walks, cycling routes and nearby attractions including Black Rock Gorge.

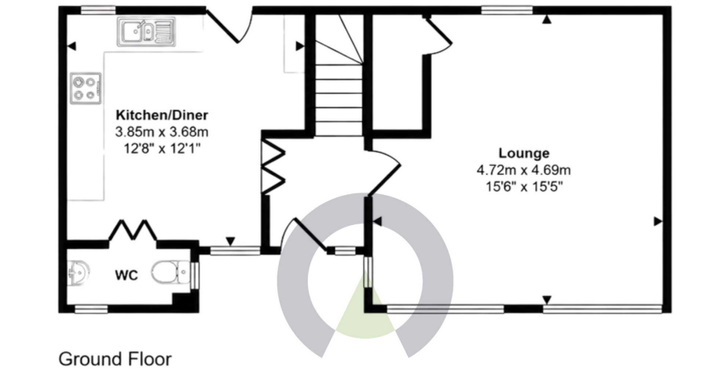


For full EPC please contact the branch.

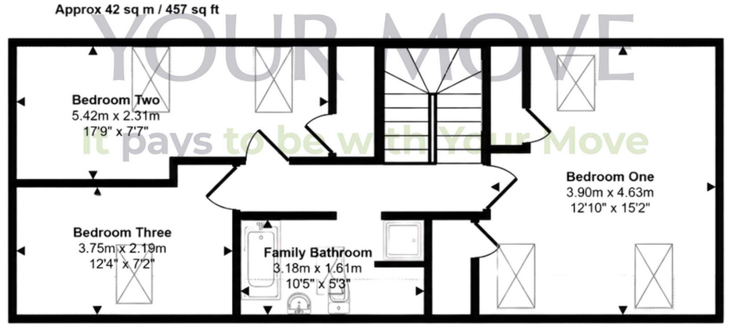
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All Measurements
All Measurements are Approximate.
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

Approx Gross Internal Area
99 sq m / 1064 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 56 sq m / 607 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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