

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating complemented with two multi-fuel stoves.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555.

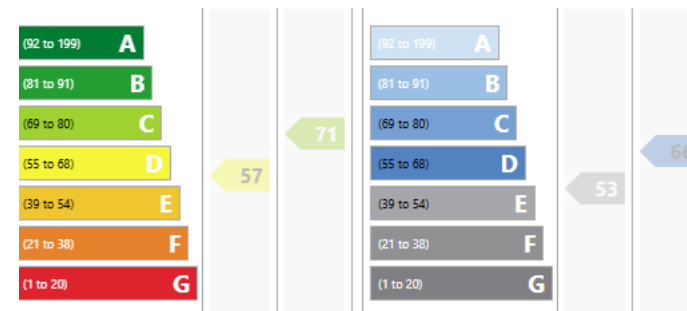
Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

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.



The Shrubby, Rhynie Road Fearn, Ross-shire IV20 1TB

Well-presented detached stone-built house with many attractive features. Would make the ideal family home.

Offers Over £260,000

The Property Shop, 22 High Street, Tain
property@munronoble.com
01862 892 555

Property Overview



Detached House



3 Bedrooms



2 Receptions



2 Bathrooms



Oil



Garden



Driveway



Property Description

The Shrubbery is a well-presented detached house with several attractive features. This property would make an ideal family home in the peaceful village of Fearn. In good decorative order throughout, this generous accommodation benefits from oil fired central heating and double glazing throughout and boasts splendid views across the village of Fearn. This property comprises of entrance hallway, dining room, lounge, kitchen, utility room, bedroom with ensuite and sitting room, stairs leading to upstairs landing where there are two double bedrooms, study, and family bathroom. The lounge offers spacious accommodation with a multi-fuel stove set within a tiled surround giving a warm and cosy feel to the room. An open plan style lounge to dining room gives an easy flow from dining to relaxing. The modern, cream shaker style fitted kitchen has wall and base mounted units with laminated worktops and tiled splashback with a double stainless-steel sink and drainer with mixer tap, double aspect windows overlooking the rear garden allowing for plenty of natural light. A handy utility room/WC to the rear of the property, by the rear entrance has wall and base units for storage, a stainless-steel sink and drainer and mixer tap, space for a washing machine and a WC. Bedroom one to the rear aspect has two double wardrobes, ensuite with WC, electric shower, and a wash hand basin within a vanity unit and heated towel rail. The sitting room/second reception room has built in shelving, double aspect windows to the front and side and a multi-fuel stove set within a wooden and tiled surround. Upstairs to the first floor brings you to two double bedrooms with dormer windows, a study room with Velux window and an access hatch to the eaves. The family bathroom comprises of WC, wash hand basin, bathtub with thermostatic shower over and heated towel rail. From the upstairs, The Shrubbery enjoys views across Fearn and landscape towards Nigg.

Externally, the property sits on approximately 1/4 of an acre. The tarmac and gravel driveway leads to off street parking for several vehicles. and a detached wooden garage now used as workshop and woodstore with power, light and pedestrian doorway. A patio area accessed from the rear of the property is an ideal spot for Al Fresco dining. Substantial, well maintained garden grounds wrap around this property are mainly laid to lawn with mature trees and shrubs. There is to the rear of the garden two wooden sheds. The property is situated within a mature residential area towards the centre of Fearn village and is a short walk to the Primary School and Nursery. Local amenities are available a short distance away within the town of Tain being approximately 5 miles distant by road.



Rooms & Dimensions

Dining Room
Approx. 4.29m x 2.68m

Lounge
Approx. 4.26m x 4.00m

Kitchen
Approx. 3.52m x 2.94m

Utility Room/WC
Approx. 2.18m x 1.67m

Bedroom One
Approx. 4.00m x 3.03m

Bedroom One En-Suite
Approx. 3.00m x 1.31m

Sitting Room
Approx. 3.77m x 3.59m

Bedroom Two
Approx. 4.73m x 4.22m

Family Bathroom
Approx. 3.18m x 2.00m

Bedroom Three
Approx. 4.02m x 3.80m

Study
Approx. 1.07m x 1.80m

