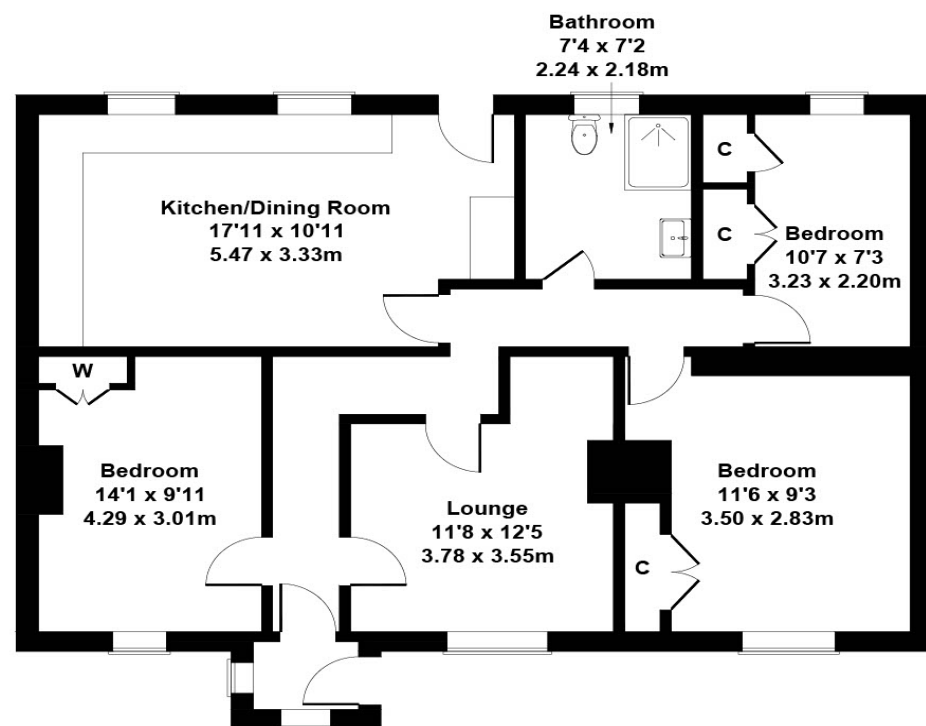


## 2 Main Street, Inver



### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings, curtains and blinds.

### Heating

Oil fired central heating. Further heating can be provided by the open fire located in the lounge.

### Glazing

Double glazing throughout.

### Council Tax Band

B

### Viewing

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

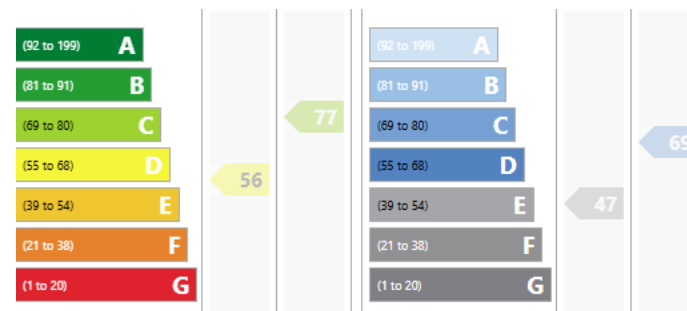
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £150,000

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



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

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

**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.



# HOME REPORT VALUATION £150,000

## 2 Main Street

## Inver, Tain

## IV20 1SB

An end-terraced three bedroomed bungalow with secure gardens and off-street parking located in the picturesque village of Inver.

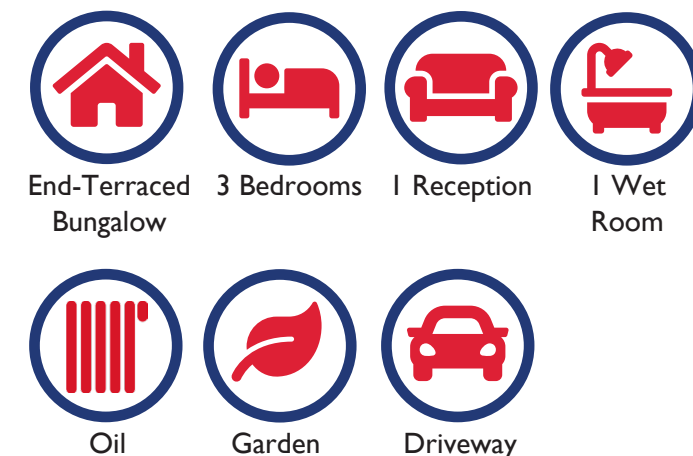
**OFFERS OVER £130,000**

📍 The Property Shop, 22 High Street, Tain

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01862 892 555

### Property Overview







### Property Description

This three bedroomed, end-terraced bungalow is situated in the picturesque seaside village of Inver, located just a stone's throw from the southeast shore of Inver Bay at the point where the bay opens out into the Dornoch Firth. In need of some modernisation throughout, but once completed, the property is sure to appeal to a wide range of purchasers. The accommodation benefits from oil fired central heating complemented by an open fire set within the lounge, double glazing and stunning views of the Dornoch Firth coastline which can be enjoyed from the garden. Inside, comprises of an entrance porch, a lounge, a kitchen/diner with creme shaker style modern wall and base units, stainless steel sink and drainer and has space for a fridge-freezer, a washing machine and a cooker. The good size lounge offers a real cosy feel with the open fire. The wet room is fitted with a three-piece suite comprising a W/C, a pedestal wash hand basin and an enclosure with wheelchair access and electric shower. To complete the accommodation, there are three double bedrooms each with built-in storage facilities.

Externally, the property grounds are secured by way of a block-built wall and gates, a private driveway can be found to the side elevation providing off-street parking for two vehicles. The front garden is located across the road with a timber built shed and the rear of the property is laid to paved slabs, great for al-fresco dining. The village of Inver is set in the picturesque countryside of Easter Ross with spectacular views across the Dornoch Firth to the Sutherland Hills. A glorious sandy beach stretches along the coastline with a slipway for fishing or leisure craft. The village has a primary school and village hall that plays host to various groups/activities. Tain is the nearest town, approximately 6 miles away where professional, medical and banking services can be found. The town has one major bank, a medical practice, Lidl, Co-op, Asda, Tesco and a variety of local shops and hotels, two primary schools and a secondary school. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train leaves from Tain to Inverness daily.



Bedroom One



Bedroom Two



Kitchen/Diner

### Rooms & Dimensions

Entrance Porch  
Approx 0.88m x 0.12m

Entrance Hall

Bedroom One  
Approx 3.93m x 3.00m

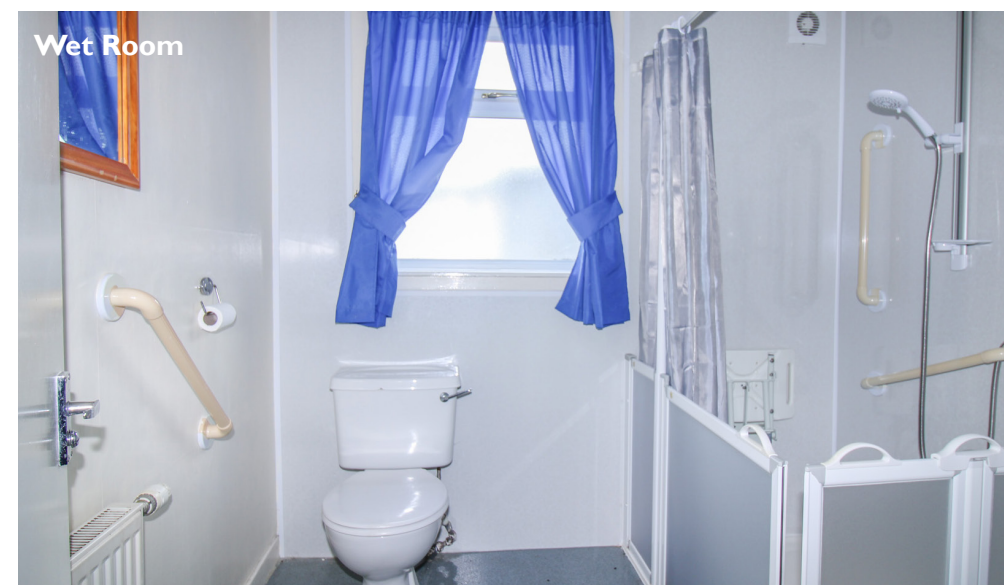
Lounge  
Approx 5.00m x 3.57m

Kitchen/Diner  
Approx 6.45m x 3.30m

Wet Room  
Approx 2.23m x 2.19m

Bedroom Three  
Approx 3.20m x 2.20m

Bedroom Two  
Approx 3.90m x 2.90m



Wet Room

