

Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings and curtains. Free-standing cooker and two butchers blocks. Two sheds and a greenhouse.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Entry

By mutual agreement.

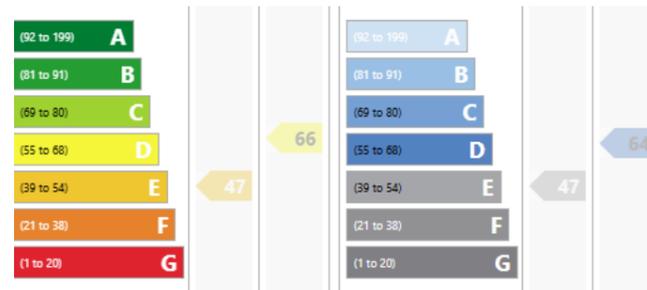
Viewing

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

Home Report

Home Report Valuation - £135,000

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.

**7 Smith Place
 Fearn, Tain
 IV20 1TH**

A three bedroomed detached bungalow with large front and rear gardens, located in the peaceful village of Fearn.

OFFERS OVER £135,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Oil
- Garden
- Solar Panels



Lounge



Kitchen

Property Description

An excellent opportunity to acquire a pleasant, three bedroomed detached bungalow that benefits from double glazed windows, oil fired central heating, solar panels which assist in heating the hot water, and a spacious, enclosed garden, which offers superb potential for extending. Situated in a quiet cul-de-sac in the village of Fearn, this home would appeal to several prospective purchasers, including first time buyers, young families and buy to let investors. On entering the property through the entrance vestibule, you are met with the hallway, off which can be found a lounge with large picture window and an open fire with wooden surround, and a bright, double bedroom with a built-in wardrobe. The inner hall leads you to a further two, double bedrooms, again, both boasting built-in wardrobes, and the family bathroom which comprises a WC, a vanity wash hand basin, a bath with electric shower over and is complemented by stylish wet-walling. The modern kitchen completes the accommodation and lies to the rear of the property, and gives access to side elevation. It is fitted with wall and base mounted units and worktops, tiled splashbacks, and has a stainless-steel sink with drainer and taps. There is a useful pantry, and a cupboard offering additional storage. Included in the sale is two free standing butchers blocks, and cooker. Storage is provided by two good sized storage cupboards in the hallway, which also gives access to the loft. Outside, the front garden is laid to lawn and has a mixture of hedging and flower beds, which are enclosed with fencing. The rear garden has post and wire fencing, fruit trees, and a water feature. Sited here are two sheds, and a greenhouse. 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, approximately 5 miles distant by road. The town has several attractions such as Tain and St Duthus Collegiate Church and boasts a local history museum, Tain Through Time, and the Glenmorangie Distillery. This is also two medical practices, a dentist, along with a Post Office, Lidl, Co-op, ASDA, Tesco, and a variety of local shops and hotels. There are two primary schools and a secondary school, and several 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 goes from Tain to Inverness daily.



Bedroom One



Bedroom Two

Rooms & Dimensions

- Entrance Vestibule
Approx 1.36m x 1.02m
- Hallway
- Lounge
Approx 5.02m x 3.44m
- Bedroom One
Approx 4.38m x 3.42m
- Inner Hall
- Bedroom Two
Approx 3.61m x 3.57m
- Bedroom Three
Approx 3.28m x 2.74m
- Bathroom
Approx 1.95m x 1.71m
- Kitchen
Approx 3.03m x 2.78m



Bathroom

