

3B Carnegie Place, Portmahomack



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, selected curtains, a free standing washing machine and timber shed. Some items of furniture are available under separate negotiation.

Heating

Electric heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Entry

By mutual agreement.

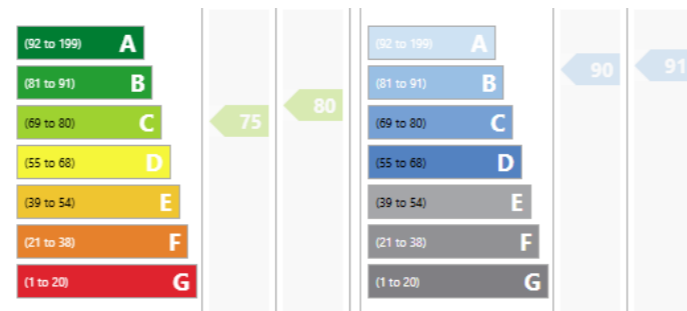
Viewing

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

Home Report

Home Report Valuation - £195,000

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.

**3B Carnegie Place
Portmahomack, Tain
IV20 1RB**

A modern, semi-detached, two bedroomed property in walk-in condition. Located at the edge of a quiet cul-de sac in the semi-rural village of Portmahomack.

OFFERS OVER £195,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview

- Semi-Detached House
- 2 Bedrooms
- 1 Reception
- 2 Bathrooms
- Electric
- Garden
- Solar Panels
- Driveway



Lounge



Kitchen/Diner

Property Description

This beautifully presented, two bedroomed, semi-detached villa is located in the picturesque village of Portmahomack and is just a short walk from the glorious sandy beach. The property would suit a number of purchasers, and early viewing is recommended. In good decorative order throughout and spread over two floors, the property benefits from double glazed windows, electric heating, and thermal solar panels which heat the water. The ground floor accommodation comprises an entrance vestibule, an entrance hall (with ample storage facilities storage), a good-sized lounge which overlooks the front garden and driveway, and a shower room with a WC, a pedestal wash hand basin, a towel rail and vinyl flooring. Completing the ground floor accommodation is the stylish kitchen/diner is fitted with modern shaker style wall and base mounted units and laminate worktops, complementary splashback tiling, a sink with drainer and mixer tap, and included in the sale is the freestanding washing machine. Integral goods include an electric hob with extractor fan over, a single electric oven, a fridge and freezer. This room has a door which opens on to the tranquil rear garden which has expansive views over the countryside. Upstairs comprises a landing that gives access to two bedrooms, and the bathroom which consists of a bath with tiled surround, a WC and a pedestal wash hand basin. The principal bedroom is front facing and benefits from a double wardrobe with mirrored sliding doors, while bedroom two is rear facing and has a handy storage cupboard.

Externally, the front garden is laid to a mixture of lawn and gravel, providing off-street parking for a number of vehicles. The rear garden is fully enclosed by timber fencing, is laid to lawn and sited here is a large timber shed which is included in the sale. Portmahomack is a small fishing village situated in an idyllic location on the Tarbat Peninsula. The village has a primary school, a golf course, a public house, a number of places to eat and a sub-post office. The nearest town with full services is Tain, lying approx. ten miles to the west.



Bedroom One



Bedroom Two

Rooms & Dimensions

Entrance Vestibule
Approx 1.91m x 1.29m

Entrance Hall

Lounge
Approx 5.59m x 3.30m

Shower Room
Approx 1.68m x 1.20m

Kitchen/Diner
Approx 5.98m x 2.73m

Landing

Bedroom Two
Approx 4.34m x 3.38m

Bedroom One
Approx 4.08m x 3.65m

Bathroom
Approx 2.12m x 1.72m



Bathroom

