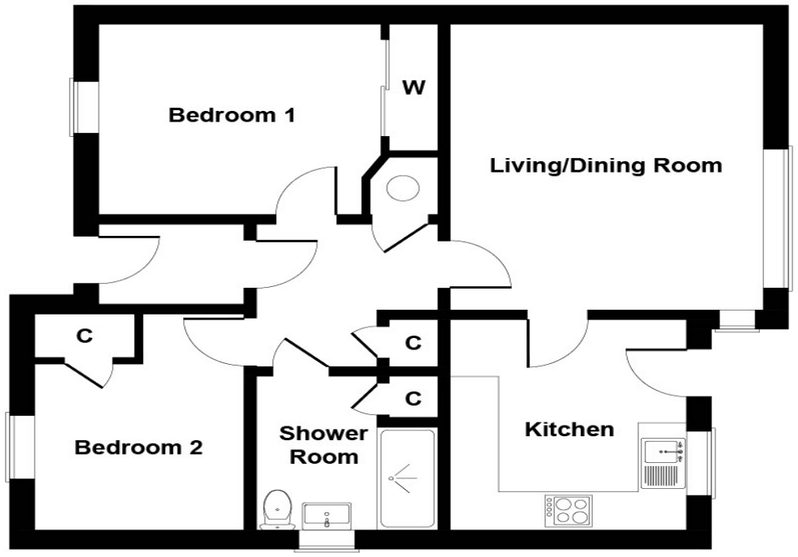
3 Juniper Drive, Tain, IV19 1NP



Services
Mains water, electricity and drainage.

Extras
All carpets, fitted floor coverings, curtains, blinds and the summerhouse.

Heating
Air source heating.

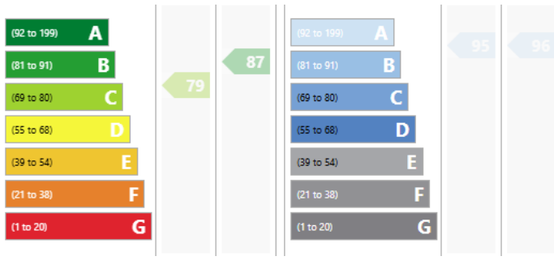
Glazing
Double glazed windows throughout.

Council Tax Band
C

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

Entry
By mutual agreement.

Home Report
Home Report Valuation - £170,000
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.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

3 Juniper Drive
Tain
IV19 1NP

A well-presented semi-detached two bedroomed bungalow. The property benefits from air source heating, garden grounds and a private driveway, making it an attractive and comfortable home.

OFFERS OVER £170,000

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

Property Overview

Semi-Detached Bungalow
2 Bedrooms
1 Reception
1 Shower Room
Air Source
Garden
Driveway

Property Description

This immaculate two bedroomed bungalow sits within the sought-after Juniper Drive in Tain. It offers stylish, modern living throughout and benefits from energy-efficient air source heating, generous garden grounds and a private driveway with parking for two cars. You enter the accommodation through the entrance vestibule, that in turns leads to the entrance hall which provides access to all rooms expect the kitchen. A great feature of this property is the abundance of storage it provides, with built-in storage in the shower room and entrance hall which also gives access to the loft. The bright and spacious lounge offers ample room for both relaxing and informal dining, double aspect windows overlooking rear garden making it an ideal space for everyday living and entertaining. Off this room is the contemporary kitchen that has been finished to a high standard with modern grey glossy wall and base units complemented by laminate worktops, matching splashbacks, together with a composite 1 ½ bowl sink with drainer and mixer tap. It is well-equipped with an integrated dishwasher, a washing machine, an induction hob, a double oven with extractor fan over, and space for a free standing fridge-freezer. This room also gives access to the rear garden. There are two well-proportioned double bedrooms, each benefitting from built-in wardrobe space, providing excellent storage. Completing the accommodation is the modern shower room which features an accessible shower with rainfall showerhead, a vanity wash hand basin and a WC.

Externally, the property is set within beautifully maintained garden grounds to the front, rear and side elevation. The outdoor space has been thoughtfully landscaped with areas of lawn, gravel and attractive flower beds with border planting. A summerhouse with decked seating area provides the perfect setting for al-fresco dining and outdoor entertaining, while a wooden boundary fence offers both privacy and security. A driveway to the front of the property provides convenient off-street parking for two vehicles. This superb bungalow is presented in pristine condition throughout and offers an excellent opportunity to acquire a stylish, move-in-ready home in a popular residential area of Tain. Early viewing is of this home is highly recommended.

Tain is a historic Royal Burgh in the county of Ross and Cromarty and is one of the oldest towns in the Scottish Highlands. Rich in history and character, the town is home to a number of notable attractions, including Tain Tolbooth, the magnificent St Duthus Collegiate Church, Tain Through Time Heritage Museum and the world-renowned Glenmorangie Distillery. Tain provides an excellent range of everyday amenities, including medical services, a Post Office with banking facilities and supermarkets such as Lidl, Co-op, ASDA and Tesco. The town also offers a variety of independent shops, cafés, hotels and other local services. Education is well catered for at the modern Tain Campus, which provides nursery, primary and secondary education. Local leisure facilities include golf, bowls and tennis, while the surrounding countryside and nearby coastline offer excellent opportunities for walking, cycling and a wide range of outdoor pursuits. The Highland capital of Inverness is approximately 34 miles to the south and provides an extensive range of retail, leisure and transport facilities, including Inverness Airport. Tain also benefits from its own railway station, with regular services to Inverness and destinations further north, making the town a convenient base for commuters.

Rooms & Dimensions

Entrance Vestibule
Approx 1.80m x 1.26m

Entrance Hall

Bedroom One
Approx 3.66m x 2.99m

Lounge/Dining Room
Approx 4.50m x 3.58m

Kitchen
Approx 3.22m x 2.58m

Shower Room
Approx 2.11m x 1.29m

Bedroom Two
Approx 3.38m x 2.58m

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