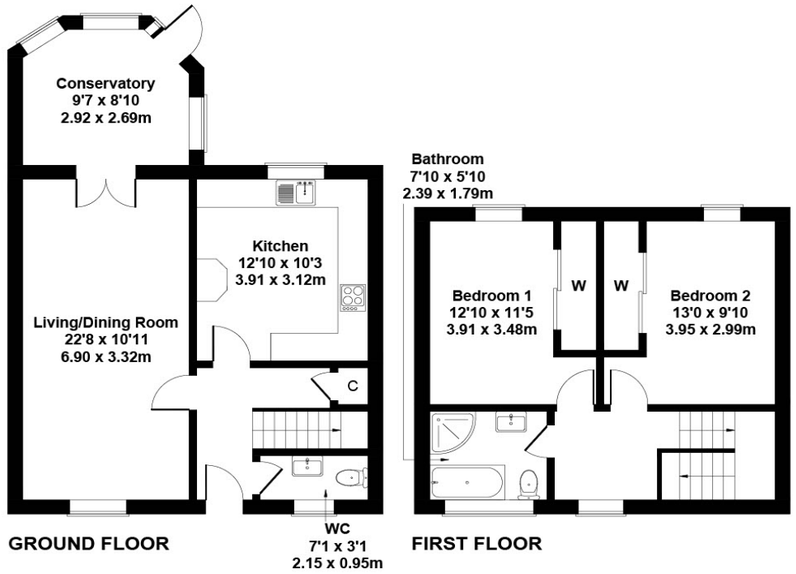
9 Muldearg Place, Fearn, IV20 1TT



Services
Mains water, electricity, and drainage.

Extras
All carpets, fitted floor coverings, curtains, blinds and all free-standing white goods.

Heating
Oil fired central heating with underfloor heating located in the bathroom.

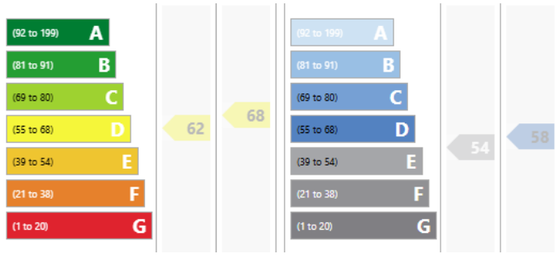
Glazing
Double glazing throughout.

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 - £115,000
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.

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



9 Muldearg Place
Fearn, Tain
IV20 1TT

A two bedroomed property with front and rear garden grounds, located in the peaceful village of Fearn.

OFFERS OVER £115,000

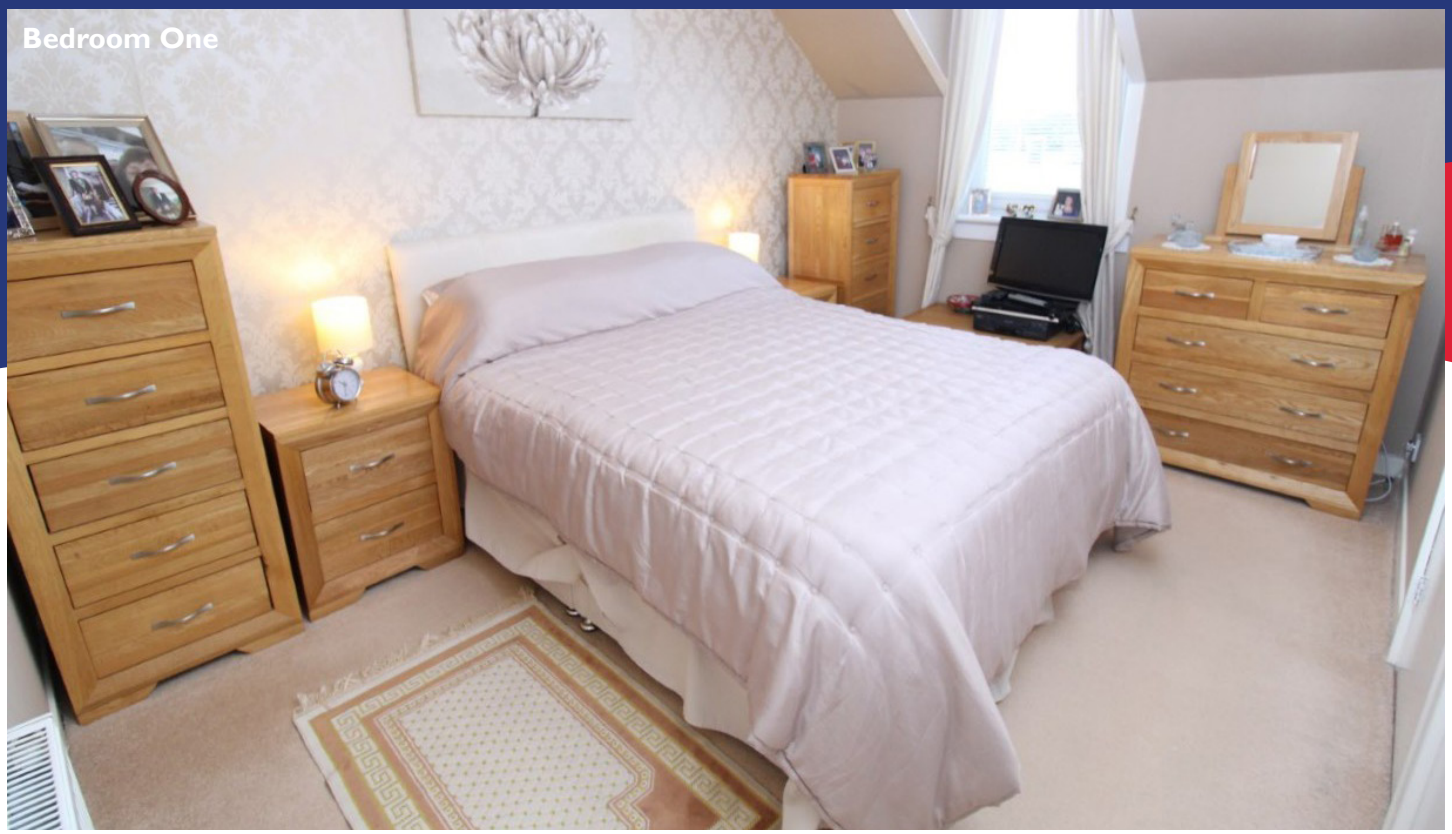
The Property Shop, 22 High Street, Tain
property@munronoble.com
01862 892 555

Property Overview

- Mid-Terraced House
- 2 Bedrooms
- 1 Reception
- Conservatory
- 1 Bathroom
- Oil
- Garden
- On-Street Parking


Kitchen/Breakfast Room


Kitchen/Breakfast Room


Bedroom One


Bedroom Two



Property Description

An excellent opportunity to acquire a two bedroomed mid-terraced house benefiting from double glazing throughout, oil fired central heating, and under floor heating in the family bathroom, enclosed front and rear gardens, offering superb views over the countryside. Situated in a quiet street in the village of Fearn, this property would appeal to several prospective purchasers, including first time buyers, those looking to downsize, and buy-to-let investors. Inside the home, there is a lounge/dining room with a conservatory off, overlooking the rear garden, a kitchen/breakfast room and along the hallway there is a WC with a heated towel rail. On the first floor you will find two double bedrooms, each with built-in storage and double wardrobes, and the family bathroom. The lounge/dining room has a large picture window with open countryside views, and the conservatory is located towards the rear elevation, perfectly placed to receive the afternoon and evening sunshine, this room gives access to the garden. It also provides ample space for a large dining table and chairs for family dining and entertaining. From hallway you are then met with the kitchen/breakfast room with rear window, wall and base shaker style units, a single stainless-steel sink with drainer and mixer tap, laminate worktops with complementary matching splashbacks, and oak flooring. Included in the sale is the washing machine, tumble dryer, fridge-freezer, and dishwasher. Intergrated goods consist of a double electric oven and hob with extractor fan over. The family bathroom has neutral floor and wall tiling and comprises of a bath with separate shower cubicle with thermostatic shower, a wash hand basin and a WC.

Outside, offers the enclosed front garden that is laid to stone chippings with a wooden fence and potted flowers. The rear garden has wooden fencing, is laid mainly to grass, with a patio area for al-fresco dining. There is a handy timber shed situated to the end of the garden. This home is situated within a mature residential area on the edge 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. Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. 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. Two medical practices, dentist and can be found along with a Lidl, Co-op, ASDA, Tesco, and a variety of local shops and hotels, Education is well catered for by the modern Tain Campus, which provides nursery, primary and secondary schooling. 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.







Rooms & Dimensions

Entrance Hall

Lounge/Dining Room
Approx 7.02m x 3.33m

Conservatory
Approx 3.83m x 3.08m

Kitchen/Breakfast Room
Approx 3.89m x 3.12m

WC
Approx 2.13m x 0.86m

Landing

Bathroom
Approx 2.37m x 1.79m

Bedroom One
Approx 3.92m x 3.47m

Bedroom Two
Approx 3.95m x 2.99m





9 Muldearg Place, Fearn, Tain, IV20 1TT