

### Services

Mains electricity, water and drainage.

### Extras

All fitted floor coverings.

### Heating

Electric heating.

### Glazing

Double glazed windows throughout.

### Council Tax Band

D

### Viewing

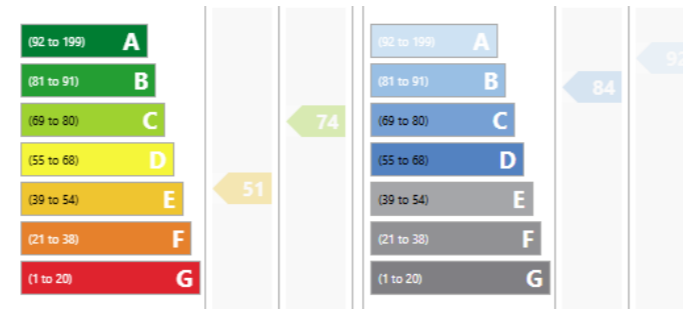
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £210,000  
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.



## 6 Craig Avenue Tain IV19 1JP

An immaculate three bedroomed bungalow set within a peaceful cul-de-sac in Tain, conveniently located within walking distance to the local school. This home also benefits from a garage and off-street parking.

**OFFERS OVER £210,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

### Property Overview



Detached Bungalow



3 Bedrooms



1 Reception



1 Shower Room



Electric



Garden



Garage



Driveway

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Shower Room

**Property Description**

This immaculate three bedroomed bungalow offers comfortable and beautifully presented accommodation, set within a peaceful cul-de-sac in the popular town of Tain. Ideally suited to family living, the property is conveniently located within walking distance of the local school and Tain Health Centre, while also benefiting from a garage, carport and ample off-street parking. The property has electric heating and is further enhanced by a charming 5kW multi-fuel stove, creating a cosy focal point within the lounge. Double glazing is fitted throughout, ensuring warmth and energy efficiency. The accommodation is all on one level and comprises an entrance vestibule, an entrance hall, a double aspect lounge, a kitchen, a modern shower room and three bedrooms. A fantastic feature of this property is abundance of storage it provides, with two large storage cupboards in the vestibule and entrance hall, while two bedrooms have fitted triple wardrobes. One of the bedrooms is a versatile space which can be utilised as an office, a nursery or single bedroom. The welcoming lounge features hardwood flooring, a striking multi-fuel stove set on a teardrop hearth, and a large window overlooking the garden, allowing for an abundance of natural light to flood the room. The well-appointed kitchen/breakfast room is fitted with attractive shaker-style wall and base units, splashback tiling and a breakfast bar for informal dining. Integrated appliances include a single oven, hob with hood over, while there is plumbing for a washing machine, dishwasher, and space for tumble dryer and fridge/freezer. This room is finished with laminate flooring and provides access to the rear garden. Completing the accommodation is the shower room which comprises a WC, a pedestal wash hand basin, a large shower cubicle with electric shower, a heated towel rail and is completed by complimentary tiling.

Externally, the generous garden grounds offer a degree of privacy, making this an ideal spot for children to play as it is enclosed by timber fencing and hedging, clearly marking the property boundaries. Mainly laid to lawn and gravel, there is also a patio area providing the perfect space for outdoor entertaining and al-fresco dining. A useful garage can be found towards the front elevation, it is equipped with power, lighting, an up and over door, with a pedestrian door for added quickness. A driveway can also be found here which provides off-street parking and turning for a number of vehicles. Tain offers an excellent range of local amenities, including supermarkets, independent shops, hotels and leisure facilities. Education is well catered for with an all-through campus offering nursery, primary and secondary schooling on one site. A wide range of recreational pursuits can be enjoyed locally, including golf, bowls and tennis. The Port of Nigg, Invergordon and Evanton are all within easy commuting distance, while the Highland capital of Inverness lies approximately 34 miles away, offering extensive retail, leisure and transport links. Regular bus and rail services operate between Tain and Inverness, providing convenient travel for both work and leisure.



Bedroom Three

**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.72m x 1.00m

Entrance Hall

Lounge  
Approx 4.79m x 3.61m

Kitchen  
Approx 4.11m x 3.61m

Bedroom One  
Approx 3.81m x 3.10m

Shower Room  
Approx 2.55m x 1.73m

Bedroom Two  
Approx 3.89m x 3.09m

Bedroom Three  
Approx 2.80m x 2.40m

Garage

