

Services

Mains water, electricity and drainage is to the septic tank.

Extras

All fitted floor coverings.

Heating

Economy 10 wet heating system and multi-fuel stove.

Glazing

Double glazing throughout.

Council Tax Band

D

Viewing

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

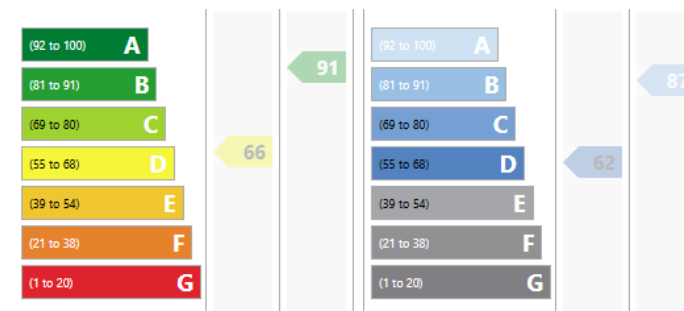
Entry

By mutual agreement.

Home Report

Home Report Valuation - £270,000

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.



2 Sutherland View Arboll, Inver IV20 1SQ

A three bedroomed semi-detached house located near the small village of Inver and approximately 6 miles from the nearest town of Tain.

OFFERS OVER £270,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview





First Floor Bedroom One



First Floor Bedroom Two





Lounge



Bathroom

Property Description

This well presented, three bedroomed semi-detached house is located near to the small village of Inver and is approximately 6 miles from the town of Tain. The property occupies a plot with spectacular views overlooking the Dornoch Firth and Sutherland hills and benefits from an Economy 10 Wet Heating System, double glazed windows and ample storage provisions throughout. The front garden grounds are of low maintenance being laid to gravel and provides ample space for parking two vehicles, and in turn leads to the detached single garage.

Inside, the property comprises a hallway, lounge, kitchen/diner, utility room, bathroom, three bedrooms and shower room. The lounge with multi-fuel stove and patio doors offers stunning views to the Sutherland hills and gives plenty of natural light, with a single glazed door leading to the hallway and stairs. The modern kitchen/diner lies to the front elevation and has adequate space for a family dining table. It is fitted with wall and base mounted units with worktops and has a stainless-steel sink and drainer with mixer tap. Integrated appliances comprise an electric hob with extractor fan over, an electric oven and fridge-freezer. Additionally, it includes a convenient utility room, accessed via the kitchen for laundry and storage needs. The hallway leads to the ground floor bedroom which has fitted, double mirrored wardrobes and the family bathroom which has a WC, a wash hand basin, a bath, and a shower cubicle with complimentary wet-walling. Upstairs, there are two double bedrooms, with double fitted wardrobes and a shower room with a wet-walled shower enclosure, a pedestal sink, and WC.

Located just approximately 6 miles outside of Tain where the professional medical and banking services can be found. The town has a number of supermarkets and a variety of local shops and hotels, two primary schools and a secondary school. Recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. With the large oil and gas industry at Nigg, Invergordon and Evanton close by and the Highland capital of Inverness being approximately 34 miles away makes Tain a very good commuting point. All major transport links can be found in the Highland capital, Inverness. A commuter train and bus service go from Tain to Inverness daily.



Utility Room



Ground Floor Bedroom

Rooms & Dimensions

- Entrance Hall
- Bathroom
Approx 3.20m x 2.00m
- Utility Room
Approx 3.20m x 2.00m
- Kitchen/Diner
Approx 5.22m x 3.63m
- Lounge
Approx 4.29m x 3.82m
- Ground Floor Bedroom
Approx 4.00m x 3.88m
- Landing
- First Floor Bedroom One
Approx 5.00m x 4.00m
- Shower Room
Approx 2.32m x 2.08m
- First Floor Bedroom Two
Approx 4.30m x 3.38m

