

Hill View, Rhynie Road, Fearn, Ross-Shire IV20 1TA

Fixed Price £158,000







Neat extended cottage quietly located in the pretty Highland village of Fearn by Tain. Accommodation: Sun Room, Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Shower Room. The property benefits from double glazing and oil central heating. Cottage-style property with wood flooring and panelling. Enclosed garden and gated driveway parking. Hill View is ideal for first time buyers, young families or down-sizers. Viewing is highly recommended.



Fearn is a pleasant little village surrounded by open fields and woodland walks. The village has a Primary School and Village Shop/Post Office. There are good bus links around the area. The nearby town of Tain is approximately 5 miles away where all banks, medical and professional services can be found along with a range of shops including Lidl, Tesco and Asda Stores. Inverness is within easy commuting distance and there is a commuter train from the Fearn station which is close to the village. Hill View is a stroll from both the school and the shop.



**Sun Room:** *4.32m x 2.67m*

Bright welcoming sun room entered through a glazed door at the side of the property. Glazed on three sides with views over the garden. Mirrored door to cupboard storing the boiler. Wall mounted television included. Tiled floor which continues to the kitchen. Open-plan to...

**Kitchen:** *3.14m x 3.42m*

Floor and wall mounted wooden units with display shelving offer generous storage and ample work surfaces. Breakfast bar, ideal for morning coffee. Stainless steel 1½ sink and Hotpoint electric oven and hob with extractor over. The microwave and Indesit washing machine are included. Integral fridge and freezer. Feature circular window to the rear. Radiator. Open archway leads through to...

**Living Room:** *4.20m x 3.93m*

Spacious room with windows to the front overlooking the garden. Feature fireplace with wooden mantel and electric fire in situ. Wooden flooring which continues through the property. Radiator.

**Hall:**

Wooden front door with bespoke glazing opens to the garden. Cottage-style wood panelling to half-height. Fuses and meter cupboard. Radiator

**Shower Room:** *2.18m x 1.85m*

Airy room with window to the rear. White suite comprising curved shower cubicle with electric Essentials shower, wash hand basin and WC. Tiled wall and wooden ceiling. Large mirror-fronted shelved cupboard. Towel radiator.

**Bedroom 1:** *4.21m x 2.21m*

Large room with window to the front overlooking the garden. Built-in shelved cupboard with drawers below. The chest of drawers and wardrobe are included. Radiator.

**Bedroom 2:** *2.61m x 2.29m*

Bright room with window to the rear. Two free-standing storage units are included. Radiator.







**Garden:**

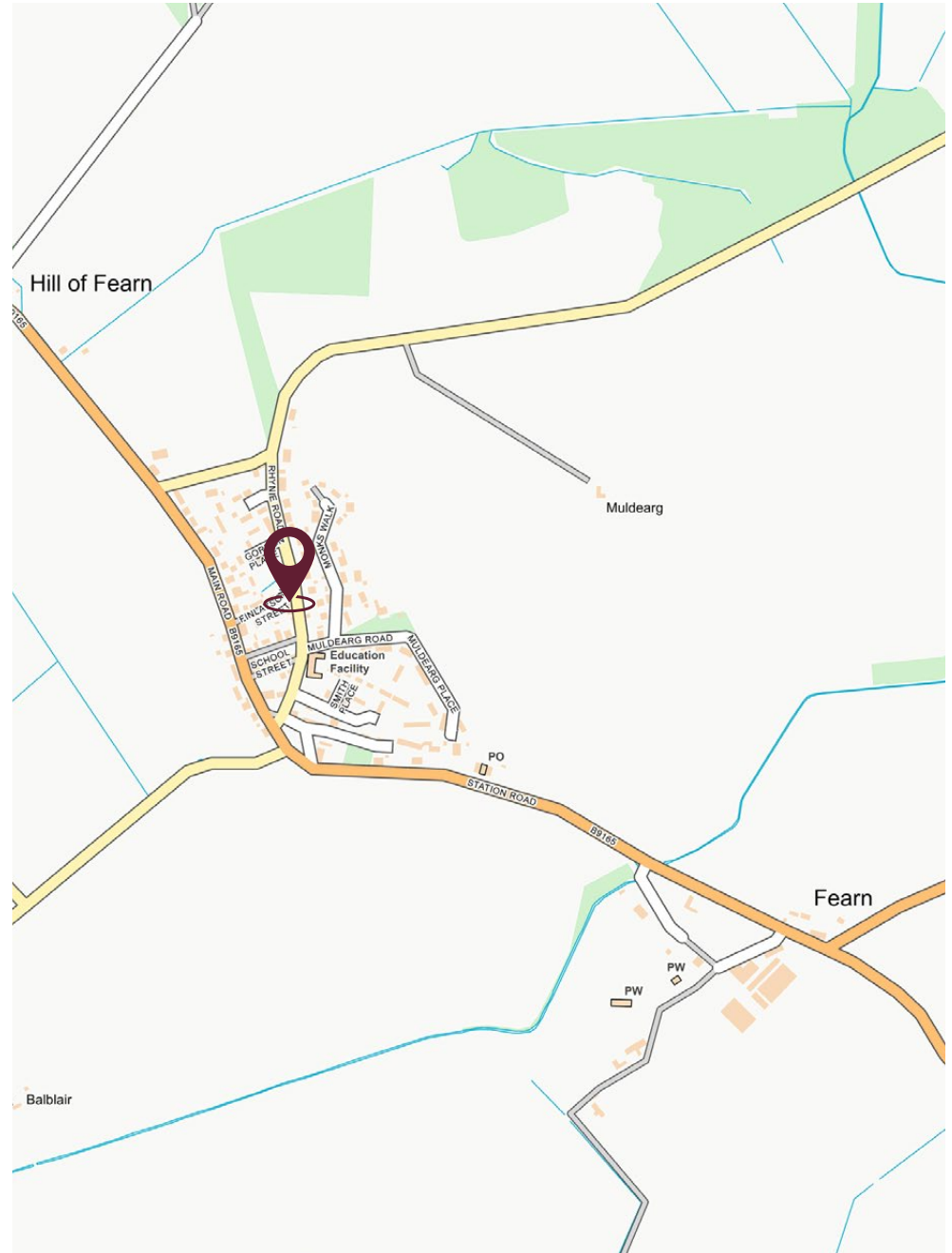
Enclosed garden with a gated driveway providing off-street parking. The front garden is laid to grass with well-stocked flower borders. The rear garden is mainly laid to grass with a gravelled area ideal for outside socialising. Flower borders and views to the south. Wooden summerhouse. External lighting.

**Viewing:**

Please contact the Selling Agents

**EPC rating: E**

<https://w3w.co/elders.waltzes.balancing>



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