

10 Monks Walk, Fearn, Tain, Ross-Shire IV20 1SR

Offers Over £215,000





Immaculate detached bungalow located at the end of a cul-de-sac with no passing traffic. Accommodation: Hall, Living Room, Kitchen/Diner, 3 Bedrooms and Shower Room. The property benefits from double glazing, oil fired central heating and solar panels also heat the water. Located in a tranquil setting in a quiet Highland Village close to the NC500 Tourist Route. The property is decorated in classic neutral colours complimented by top quality wood fixtures & fittings such as the panelled doors and skirtings. South facing garden with a sheltered patio and wooden shed. Off-street parking. Viewing is highly recommended.



Fearn is a pleasant Highland village with a Primary School and play park. The nearby town of Tain is approximately 5 miles away. Tain is on the route of famous North Coast 500 scenic drive around the north Highlands. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. Inverness is within easy commuting distance and there is a commuter train from the local station.



Hall:

Entered via a Upvc front door with glazed panels maximising light. Large cupboard with light and shelving provides excellent storage. The hall provides access to all the accommodation. Two radiators.

Living Room: 3.80m x 3.40m

Bright room with window overlooking the front garden and with sight of surrounding farmland. Radiator.

Kitchen/Diner: 3.78m x 3.37m

Spacious dining kitchen with ample space for informal dining. The kitchen has a multitude of wall and floor mounted units providing excellent storage and worktop space. Red subway tiles make a striking splashback. Large cupboard stores the hot water tanks, fuses and meter. Stainless steel 1½ bowl sink with drainer. Integral dishwasher, electric oven and 5-ring gas hob with extractor hood over. The Hoover fridge/freezer and Beko washing machine are also included. Lighting is by spotlights and under-unit back lights Window and external upvc part-glazed door windows to the rear garden. Radiator.



Bedroom 1: 3.28m x 2.80m

Situated at the front of the house overlooking the garden. Fitted wardrobe with hanging rail and top and side shelves. Radiator.

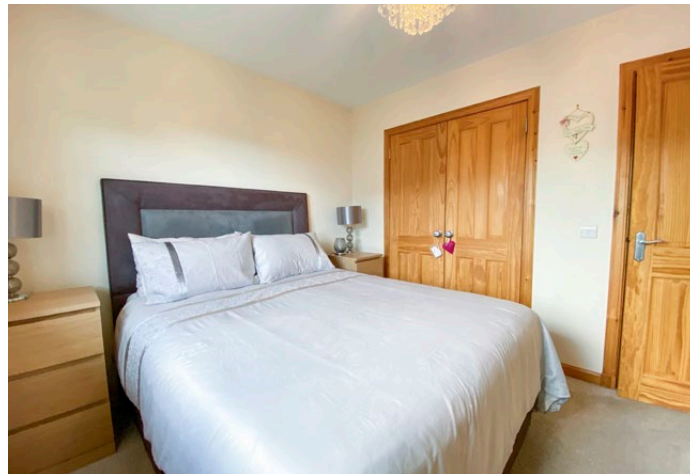
Bedroom 2: 3.30m x 2.80m

Quietly situated at the rear of the house overlooking the garden. Fitted wardrobe with hanging rail and top and side shelves. Radiator.



Bedroom 3/Study: 2.80m x 2.37m

Situated to the rear of the house with double wardrobe and hanging rail and top shelf. Currently used as a study. Radiator.



Shower Room: 2.80m x 2.37m

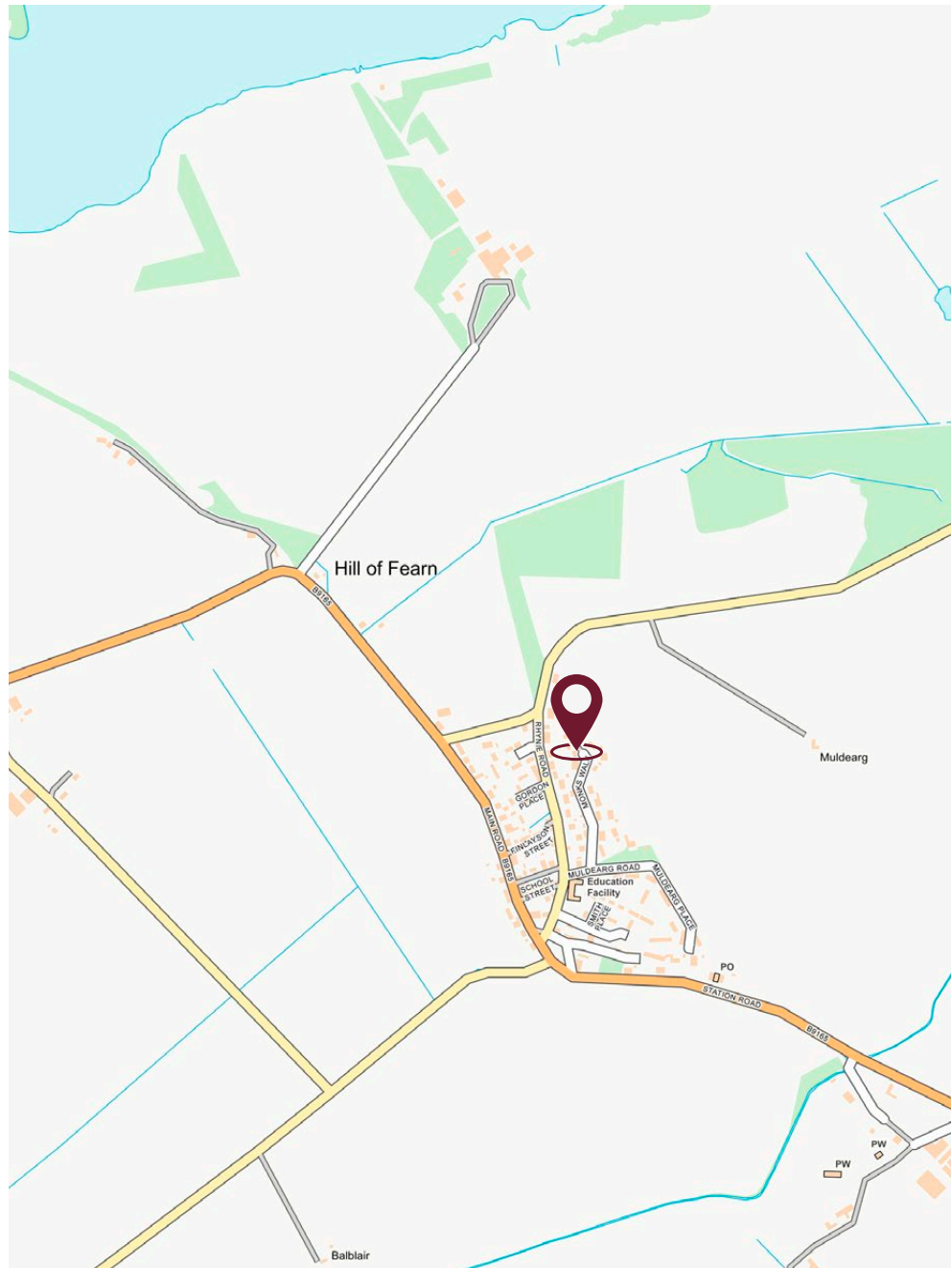
Smart modern shower room with window to the front. Wash hand basin set in fitted storage. WC and walk-in Francis Pegler Barcino extendable twin head thermostatic shower with built-in storage. The shower room has stylish wet wall panelling throughout. Illuminate & heated mirror. Towel radiator.

Garden:

A gravel drive leads up to the property where there is off-street parking for a number of vehicles. A paved ramp leads up to the front of the house. The front garden is laid to grass with well-socked flower beds. Paved seating area. A path leads though to the rear garden which is fully enclosed with fencing and stunning cast iron gates to the side. The neat rear garden has a further area of grass together with mature flower borders, two apple trees and a cherry tree. Sheltered and sunny South-facing patio, ideal for outdoor socialising.. Practical wooden shed for storage. Whirligig, external lights, power sockets and taps.

Viewing:

Please contact Mr Mackenzie on 01862 832674

EPC Rating: C

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