

Larkmore, 8 Culpleasant Avenue, Tain, Ross-Shire IV19 1JS

Offers Over £255,000





Immaculate detached family bungalow in a quiet residential cul-de-sac in Tain. Accommodation: Conservatory, Hall, Living/Dining Room, Kitchen, Utility Room, 3 Bedrooms, Shower Room and WC. Fully double glazed with oil fired central heating throughout and found in good decorative order. Detached garage and driveway parking. Well-stocked gardens to front and rear with wooden shed and greenhouse. The property is situated close to the new school and health centre. It is ideally placed for commuting north and south on the A9. Viewing is essential to appreciate this attractive bungalow and its well maintained pretty garden.



Larkmore is situated a 10 minute walk from the High Street in Tain, Scotland's oldest Royal Burgh. 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. Tain is on the scenic NC500 tourist route. 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.



Conservatory: 2.36m x 2.10m

Bright welcoming conservatory entered via a UPVC front door with glass panel. Glass roof and glazed on three sides overlooking the front garden. Archway leads to a glazed door with glazed side panel which opens to the hall. Radiator

Hall:

The hall provides access to all the accommodation. Three good sized cupboards storage. Access hatch to the attic. Radiator.

Living/Dining Room: 6.90m (w) x 4.51m (w)

Spacious double aspect room, the full width of the house. The open plan layout maximises the feeling of space. In the living room a picture window overlooks the front and patio doors from the dining area open to a sheltered rear patio. Feature electric fire is included. Two radiators. Open archway to the kitchen.

Kitchen: 3.30m x 3.00m

Bright and modern fitted kitchen with an abundance of base and wall units with ample worktops. Microwave oven, integral AEG induction hob with extractor over, double oven, Electrolux dishwasher and under-unit lighting. Composite sink/drainers with mixer tap. Window overlooks the rear garden and door to utility room. Radiator.

Utility Room: 3.73m x 2.05m

Large practical room with a cupboard that stores the boiler. Windows to rear and side and glazed door to the rear garden. Zanussi washing machine is included. Floor and wall mounted units provide ample storage. Stainless steel sink/drainers. Windows to rear and side and glazed door to the rear garden. Fusebox. Radiator.

WC: 1.65m x 1.01m

With WC and wash hand basin. Mirror with shave light above. Window to the side. Radiator.

Bedroom 1: 3.92m x 3.01m

Spacious room situated at the rear overlooking the garden. Extensive built-in mirror-fronted wardrobes with shelving and hanging rail. Radiator

Bedroom 2: 3.80m x 2.90m

Bright room situated at the front with window overlooking the garden. Built-in double wardrobe with hanging rail and top shelf. Radiator.





Bedroom 3: 2.70m x 2.67m

Further double bedroom overlooking the front garden. Wardrobe with hanging rail and top shelf. Radiator

Shower Room: 3.00m x 1.40m

Attractive room suite comprising WC and wash hand basin set in vanity storage. Large shower cubicle with waterfall & hand held showers and wet wall panelling. Sun tunnel and illuminated mirror with shaver socket. Extractor fan and towel radiator.

Garage: 5.76m x 2.90m

A tarmac drive leads up the detached single garage with electric roller door. Pedestrian door to the side and window to the rear into the shed. Concrete floor, power and light. Shelving and storage with a workbench to the rear.

Shed: 2.53m x 1.62m

Adjoining the garage, providing ideal garden storage. Power from the garage.

Externally:

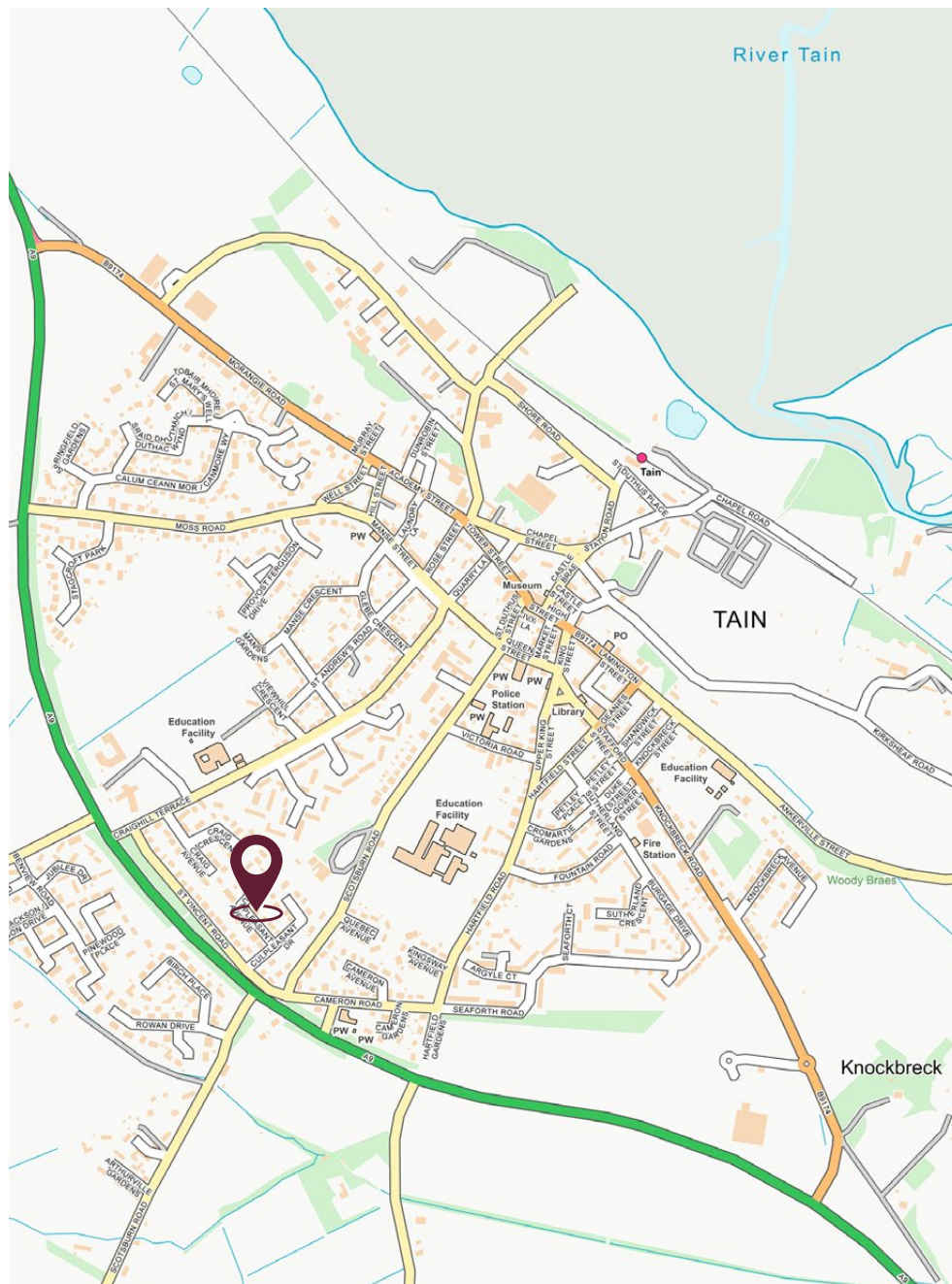
The property has attractive well-stocked garden ground to the front and rear. Neat front garden with an area of lawn and colourful border planting. A paved path leads round both sides of the property to the enclosed rear garden. This lovingly cared for garden has two areas of grass and a large vegetable plot. Greenhouse, ideal for potting and growing plants & vegetables. Well-stocked border planting with a variety of plants & shrubs, including rhododendrons, cornflowers, roses, honeysuckle, aubreita, snow-in-summer, red acer and a plum tree. There are three different patio areas, one with retractable garden screens, ideal for outdoor socialising. Whirligig, lighting and tap.

Viewing:

Please contact the Selling Agents.

EPC Rating: D

Council Tax: Band D



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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

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