



**£25k UNDER HOME REPORT VALUATION**

#### Services

Mains water, electricity and drainage.

#### Extras

All fitted floor coverings, curtains and blinds.

#### Heating

LPG gas fired central heating.

#### Glazing

uPVC double glazing throughout.

#### Council Tax Band

E

#### Viewing

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

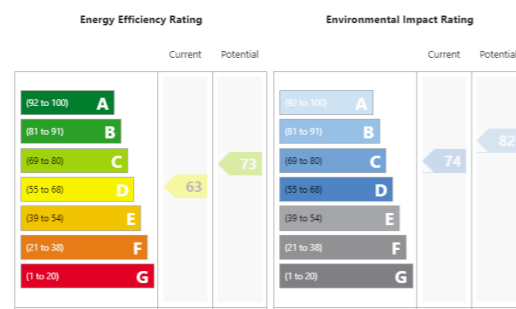
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £320,000

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 892 555.

**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.

## 9 Monks Walk Fearn Rose-shire IV20 1SR

Three bedroom detached house and detached garage with an office and a self-contained, privately accessed studio flat above. Great potential for B&B, Air BnB, and home working.

**OFFERS OVER £295,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

#### Property Overview



Detached House



3 Bedrooms



1 Reception



2 Bathrooms



Detached Annex



LPG Gas



Gardens



Garage

Kitchen/Diner



Kitchen/Diner



Kitchen/Diner



Lounge



Bedroom One



**Property Description**

This immaculately presented three-bedroom villa occupies a generous plot, with views of surrounding countryside, in a peaceful cul-de-sac in the village of Fearn. Situated in well maintained garden grounds, this stunning, neutrally decorated property comprises lounge, kitchen/diner/family room, three bedrooms, family bathroom and shower room. The lounge gives a cosy feel, featuring a log burner with wooden mantle sitting on a slate hearth and French doors to the rear garden. The kitchen is a modern white gloss design with central island breakfast bar, composite sink and drainer with spray tap, rangemaster double oven with gas burners and cooker hood, integrated dishwasher and microwave. It also incorporates a space for a dining table and seating area. Finishing the ground floor is a bedroom, storage cupboard and shower room with WC, vanity wash hand basin, shower cubicle with thermostatic shower and storage cupboards. On the first floor are two further bedrooms and a family bathroom with roll top bath, WC, vanity wash hand basin and shower cubicle with thermostatic shower. The property benefits from LPG central heating and double glazing. Externally, the rear garden is enclosed with fencing and has low maintenance gravel areas and artificial grass. The front garden is defined by a brick wall with grassed area and tarmac driveway to a block built single garage with attic trusses. The first floor of the garage is accessed by an external staircase and has been converted to accommodation comprising a bedroom with small kitchen area and bathroom with WC, pedestal wash hand basin and bath with thermostatic shower over. This property would make a lovely family home.

**Rooms & Dimensions**

Kitchen/Diner  
Approx 7.34m x 3.85m

Shower Room  
Approx 2.89m x 1.95m

Living Room  
Approx 4.97m x 4.00m

Bedroom One  
Approx 5.00m x 3.80m

Bedroom Two  
Approx 5.00m x 3.23m

Bathroom  
Approx 4.69m x 1.80m

Bedroom Three  
Approx 3.20m x 3.20m

Annex  
Approx 4.77m x 3.00m

Annex Shower Room  
Approx 3.00m x 1.60m

Annex



Annex



Bedroom Two



Bathroom

