

HOME REPORT VALUATION £260,000

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Air source central heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

E

Viewing

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

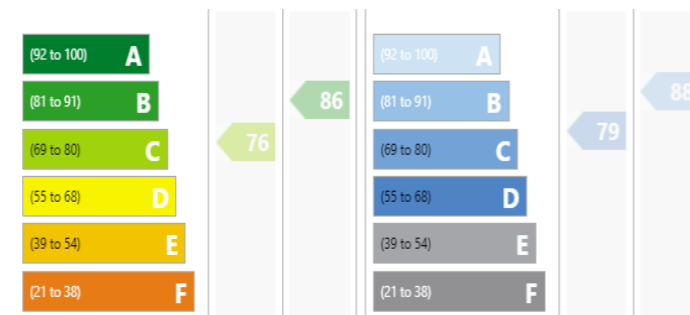
Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000

A full Home Report is available via Munro & Noble website.



**5 Culpleasant Avenue
Tain
Ross-shire
IV19 1JS**

Modern four bedroom house with double garage, garden, close to all local amenities and town centre.

OFFERS OVER £229,000

The Property Shop, 22 High Street,
Tain
property@munronoble.com
01862 892 555

Property Overview

- Detached House
- 4 Bedrooms
- 1 Reception
- 3 Bathrooms
- Air Source
- Garden
- Garage
- PV Panels

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892 555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

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.



Property Description

This spacious four bedroom house with double garage, driveway and garden is close to all local amenities and town centre. The well-proportioned property is neutrally decorated with double glazing and newly installed Air Source electric heating and solar panels. The ground floor has solid wood flooring throughout and comprises of entrance hallway, lounge, kitchen/diner, four bedrooms one with ensuite, bathroom and shower room. A good-sized lounge with large window allowing natural light to flow. The large kitchen/diner with wall and base units, stainless steel sink with mixer tap, central island with integrated hob and cooker hood, the room also incorporates ample space for a dining table and chairs, perfect for family dining. Bedroom one with fitted double wardrobe, patio doors to the decked area, en-suite with jacuzzi bath, WC, double vanity unit, wet walled, extractor fan and heated towel rail. There is a ground floor shower room with WC, vanity unit, shower enclosure with thermostatic shower, heated towel rail, extractor fan, thermostatic wall heater and fully wet walled. The entrance hallway with wooden flooring and carpeted stairway leads to the first floor landing area with wooden flooring and loft access and three further bedrooms, family bathroom with jacuzzi bath, WC, vanity unit, heated towel rail, wet walled, thermostatic wall heater and laminate flooring.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 5.40m x 3.93m
- Kitchen/Diner
Approx 6.20m x 3.90m
- Inner Hall
- Shower Room
Approx 2.37m x 1.60m
- Bedroom One
Approx 8.10m x 3.40m
- Bedroom One En-Suite
Approx 3.30m x 1.76m
- Bedroom Two
Approx .70m x 3.40m
- Bedroom Three
Approx 5.80m x 3.27m
- Bedroom Four
Approx 3.30m x 1.90m
- Bathroom
Approx 2.60m x 2.10m

