



#### Services

Mains electricity, water and drainage.

#### Extras

All fitted floor coverings, curtains and blinds.

#### Heating

Oil fired central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

D

#### Viewing

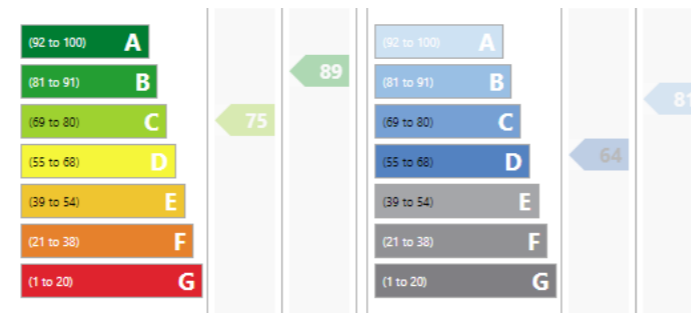
Strictly by appointment via Munro & Noble Property Shop  
Telephone 01862 892 555.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £265,000  
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 892555.

**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.

## 5 Provost Ferguson Drive Tain Ross-Shire IV19 1RE

A three bedroomed bungalow with detached garage situated in a quiet cul-de-sac, close to all amenities.

**OFFERS OVER £265,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

#### Property Overview



Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Dining Room

**Property Description**

Situated in a popular, residential cul-de-sac, this three-bedroom bungalow with single garage, driveway and front and rear gardens, is close to all local amenities and the town centre. In need of some modernisation, the property comprises of entrance hallway, lounge, kitchen, dining room, three bedrooms (one with en-suite) and shower room. This spacious property is fully double glazed and benefits from oil fired central heating. A good-sized lounge with large windows to the front and side allows an abundance of natural light to flow. The large kitchen has wall and base units with worktops and splashback tiling, stainless steel sink with mixer taps, the dining room just off the kitchen gives ample space for family dining or an evening of entertaining, this room has sliding patio doors to the rear garden, ideal for al-fresco dining access. Shower room with WC, pedestal wash hand basin, wet walled shower enclosure with electric shower and heated towel rail. Bedroom one with fitted double wardrobe and en-suite with WC, pedestal basin, wet wall shower enclosure with thermostatic shower, extractor fan and shaving point. A further two double bedrooms, each with built in wardrobes, while the entrance hall has two good sized cupboards giving plenty of storage space.

Externally, the fully enclosed front and rear gardens are mainly laid to lawn and have a mature hedgerow surrounding. There is a patio area for outdoor dining, and gravel driveway which can hold multiple vehicles and leads to the garage with an electric door. This property would make the ideal family home.

**Rooms & Dimensions**

Front Entrance Vestibule  
Approx 1.50m x 1.10m

Lounge  
Approx 4.60m x 6.40m

Kitchen  
Approx 4.70m x 3.90m

Dining Room  
Approx 3.40m x 3.80m

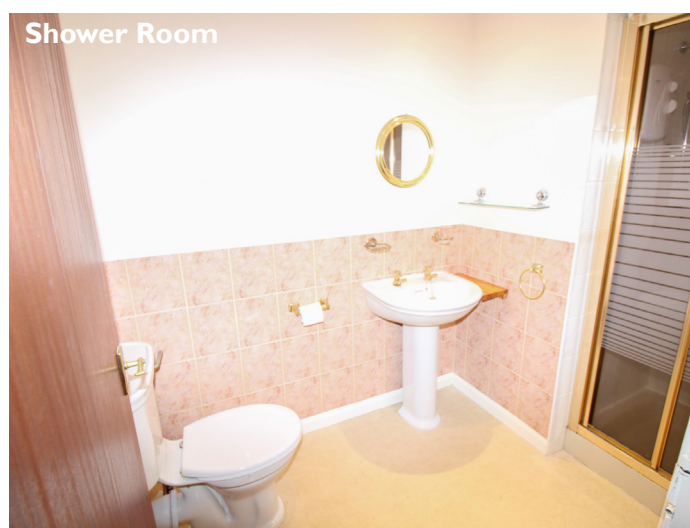
Bedroom One  
Approx 4.20m x 3.90m

En-Suite Shower room  
Approx 2.31m x 1.86m

Bedroom Two  
Approx 4.20m x 3.90m

Bedroom Three  
Approx 3.20m x 3.90m

Shower Room  
Approx 2.70m x 1.50m



Shower Room



Bedroom Three