



### Services

Mains water, electricity and drainage.

### Extras

All fitted floor coverings, curtains and blinds.

### Heating

Oil fired central heating.

### Glazing

uPVC double glazing throughout.

### Council Tax Band

D

### Viewing

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

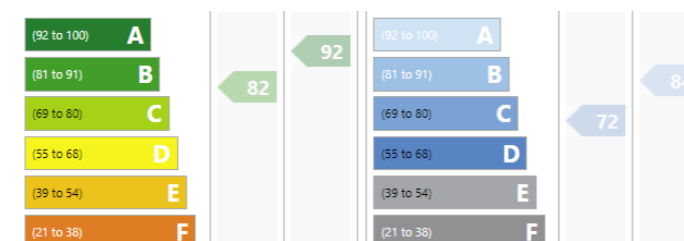
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £285,000

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



## Tigh Glas, Tarbatness Road Portmahomack Ross-shire IV20 1YA

Three bedroom detached bungalow with double garage, just a short walk from beach, located in the beautiful coastal village of Portmahomack.

**OFFERS OVER £285,000**

The Property Shop, 22 High Street, Tain

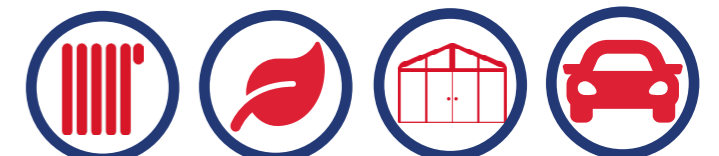
property@munronoble.com

01862 892 555

### Property Overview



Detached Bungalow | 3 Bedrooms | 1 Reception | 1 Bathroom



Oil | Gardens | Garage | Driveway



### Property Description

Tigh Glas is a well presented three bedroom detached bungalow, located in the picturesque village of Portmahomack and is just a short walk for the glorious sandy beach and golf course. In excellent decorative order throughout the property benefits from double glazing and oil fired central heating. The accommodation comprises, a spacious lounge which is carpeted with patio door and picture windows overlooking the garden and taking in the magnificent views of the Dornoch Firth. The kitchen/diner is fitted with wall and base mounted units, worktops, tiled wall, sink with drainer and mixer tap, integrated oven and hob with cooker hood, space for washing machine, fridge freezer and kitchen table, laid with engineered oak flooring and two windows giving plenty light into the room. The three bedrooms, two of which have fitted wardrobes and views overlooking the Dornoch Firth. The bathroom comprises bath with electric shower over, WC, wash hand basin with vanity unit, shower enclosure with thermostatic shower, heated towel rail, extractor fan and ceramic tiled walls and floor. Externally, the front garden is laid with lawn and mature shrubs. The gravel driveway provides off-street parking for at least three vehicles. There is a detached double garage to the side of the property which has water, power, lighting and up and over roller doors. The rear garden is predominantly laid with grass and has a well-placed patio decking area, perfect for soaking up the sunshine and taking in the views.

### Rooms & Dimensions

Lounge  
Approx. 4.60m x 4.40m

Kitchen/Diner  
Approx. 5.70m x 2.76m

Bathroom  
Approx. 2.70m x 2.33m

Bedroom One  
Approx. 4.55m x 3.30m

Bedroom Two  
Approx. 3.30m x 3.20m

Bedroom Three  
Approx. 3.38m x 3.10m

