

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

Viewing

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

By mutual agreement.

Home Report

Home Report Valuation - £285,000

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



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.







Tigh Glas, Tarbatness Road **Portmahomack Ross-shire** IV20 IYA

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

(in)

Property Overview









Detached 3 Bedrooms | Reception | Bathroom



Bungalow





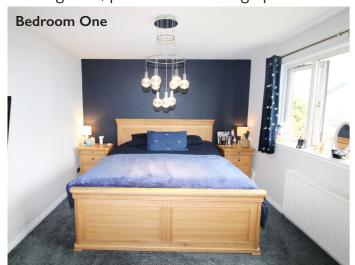


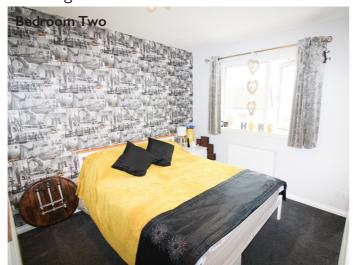
Garage

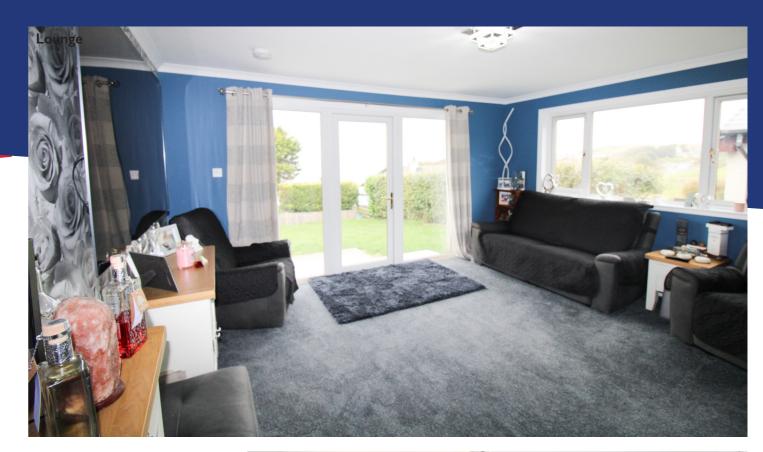


Property Description

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



