



#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. All intergrated appliances and a free standing washing machine and dishwasher.

#### Heating

Oil fired central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

B

#### Viewing

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

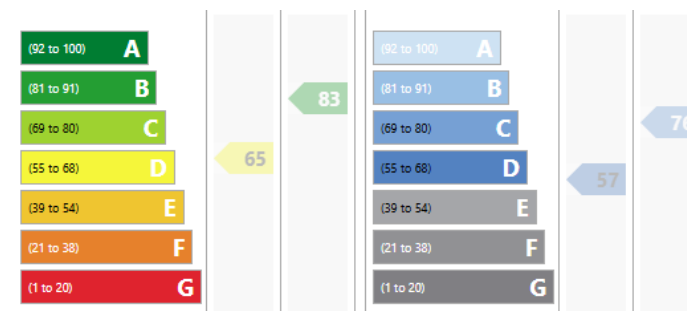
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £185,000

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 892555.'

**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.



## 33 Canmore Way Tain IV19 1LR

A two bedroomed detached bungalow in walk-in condition, which is located in a quiet residential area of Tain.

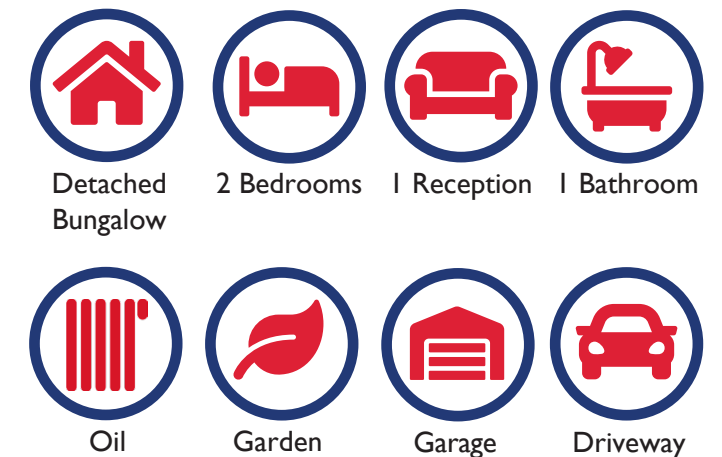
**OFFERS OVER £185,000**

📍 The Property Shop, 22 High Street, Tain

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01862 892 555

#### Property Overview







Lounge/Diner



Kitchen/Breakfast Room

### Property Description

33 Canmore Way is a two bedrooomed, detached bungalow, located in a quiet residential area of Tain. The home benefits from off-street parking for two cars, a single garage with power and lighting, a garden shed, fully enclosed wraparound gardens with mature shrubs and flower border to the side elevation. The property benefits from double glazing throughout, oil fired central heating and will suit a variety of potential purchasers, including first-time buyers, young families and buy-to-let investors. Early viewing of this property is highly recommended to appreciate the pristine accomodation within. Spread over one floor, the property comprises of an entrance vestibule, an entrance hall with a useful storage cupboard, a spacious lounge/diner with views from the picture window over the Dornoch Firth. The modern fitted kitchen has white, shaker style, wall and base mounted units with worktops, a breakfast bar, matching splashbacks, a stainless steel 1 1/2 sink with mixer tap and drainer. Integrated appliances include an eye level double electric oven, a ceramic hob with extractor fan over and a fridge-freezer. Further to this, included in the sale is a free-standing washing machine and slimline dishwasher. From the kitchen, there is a door which gives access to the rear garden, leading to a patio area perfect for al-fresco dining. Bedroom one has a window to the rear elevation and excellent fitted storage facilities, with a mirrored sliding door wardrobe. Bedroom two is front facing with views overlooking the countryside. Completing the accommodation is the stylish bathroom with porcelain floor tiles and a free-standing double ended bath, a WC, a pedestal wash hand basin and a separate shower cubicle with mains shower.

Externally, the property has a wraparound garden laid to a mixture of lawn, gravel and paving. A pergola with a garden bench in the rear garden allows for a relaxing space to enjoy spending time outdoors. The driveway leads to the single garage which has barn doors and a pedestrian door. The town has a number of supermarkets and a variety of local shops and hotels, two primary schools and a secondary school. Recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. With the large oil and gas industry at Nigg, Invergordon and Evanton close by and the Highland capital of Inverness being approximately 34 miles away makes Tain a very good commuting point. All major transport links can be found in the Highland capital, Inverness. A commuter train and bus service go from Tain to Inverness daily.



Bedroom One



Bedroom Two

### Rooms & Dimensions

Entrance Vestibule

Approx. 1.83m x 1.18m

Entrance Hall

Lounge/Diner

Approx. 4.79m 3.36m

Kitchen/Breakfast Room

Approx. 3.12m x 2.79m

Bedroom One

Approx. 4.03m x 3.14m\*

Bedroom Two

Approx 3.37m x 2.81m

Bathroom

Approx 2.17m x 1.94m

\*At widest point



Bathroom

