



#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds, A free standing washing machine and tumble dryer.

#### Heating

Oil fired central heating. Further heating can be provided via the wood-burning stove.

#### Glazing

Double glazing throughout.

#### Council Tax Band

E

#### Viewing

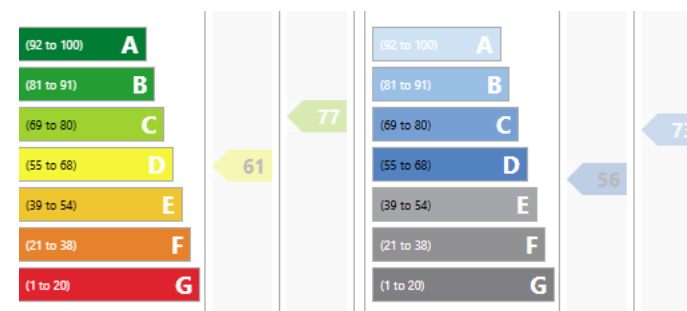
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £310,000  
A full Home Report is available via Munro & Noble website.



### Fairwinds, 1 Tarbatness Road Portmahomack, Tain IV20 1YA

A three bedroomed detached bungalow with off-street parking, just a short walk from beach, located in the beautiful coastal village of Portmahomack.

**OFFERS OVER £310,000**

📍 The Property Shop, 22 High Street, Tain  
✉️ [property@munronoble.com](mailto:property@munronoble.com)  
☎️ 01862 892 555

#### Property Overview



**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.



Open Plan Kitchen/Diner/Lounge



Open Plan Kitchen/Diner/Lounge





**Bedroom One**



**Bedroom Two**





Open Plan Kitchen/Diner/Lounge



Property Description

Situated in the picturesque village of Portmahomack, and just a short walk to the glorious sandy beach and the village harbour. This beautifully presented, three bedroomed, detached property offers a fantastic opportunity for family living or excellent holiday potential. The property benefits from double glazing and oil-fired central heating, complemented with a log burning stove with oak surround and slate hearth. The accommodation comprises an entrance vestibule, WC, a spacious open plan lounge/kitchen/dining area, three bedrooms, and the principal bedroom benefitting from an ensuite shower room. The open plan living area is a fantastic, versatile space, which is perfect for entertaining and has ample space to fit a large dining table and chairs, with exposed oak beams, solid oak flooring and French doors giving access to the balcony where you can take in the stunning views over the Dornoch Firth, Ben Bhraggie, and the Sutherland hills. With two, floor to ceiling windows overlooking the rear garden you will get the best of the natural sunlight and the evening sunsets. The oak shaker style kitchen is fitted with wall and base mounted units, laminate worktops and tiled wall surrounds, a 1 ½ sink with drainer and mixer tap, an oil-fired Aga, integrated appliances include a fridge, a freezer and a dishwasher. The inner hallway, in three tiered landings, gives access to bedroom two which has a shelved storage cupboard, the family bathroom which is fitted with a WC, a wash hand basin, a bathtub and a shower cubicle with mains powered shower. The utility room is fitted with wall and base mounted units, laminate worktops, stainless steel sink and drainer, and ceramic floor tiles, included in the sale are the washing machine and tumble drier. Bedroom three currently utilised as a study, and completing the accommodation is the principal bedroom to the furthest point which boasts a stylish en-suite shower room with WC and sink. Externally, there is a lock block driveway which provides off-street parking for at least two vehicles. The enclosed gardens have a block-built wall to the front, with the garden being laid to lawn and a slabbed pathway surrounding the property. The rear garden is predominantly laid with grass and has a well-placed, wooden decked balcony with storage under, perfect for al-fresco dining, soaking up the sunshine and taking in the views. Portmahomack is a small fishing village situated in an idyllic location on the Tarbat Peninsula. Tarbat Ness Lighthouse, one of the tallest lighthouses in Britain, is about three miles from the village. The Old Tarbat Parish Church house, the Tarbat Discovery Centre which is designed to provide visitors with an insight into the area's pictish past: complete with a life-size bronze of a Pictish Queen outside. The village is situated on a sandy bay and has a small harbour. The harbour is home to a small number of fishing boats and is also popular with leisure craft. Portmahomack lies inside the Moray Firth Special Area of Conservation with the associated dolphin and whale watching activity. The village has a primary school, golf course, hotel, and number of places to eat and shop with a sub-post office. The nearest town with full services is Tain lying approximately ten miles to the west.

Bathroom



Bedroom Three/Office



Rooms & Dimensions

Entrance Vestibule  
Approx 1.48m x 1.39m

Entrance Hall

Open Plan Kitchen/Diner/  
Lounge  
Approx 11.04m x 4.98m

Utility Room  
Approx 3.33m x 1.40m

Bedroom One  
Approx 4.97m x 3.01m

En-Suite Shower Room  
Approx 2.60m 1.26m

Inner hall

Bedroom Two  
Approx 4.26m x 2.87m

Bedroom Three/Office  
Approx 3.33m x 3.29m

Bathroom  
Approx 3.31m x 1.99m

WC  
Approx 1.16m x 1.09m

