



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 multi-fuel stove.

Glazing

Double glazing throughout.

Council Tax Band

D

Entry

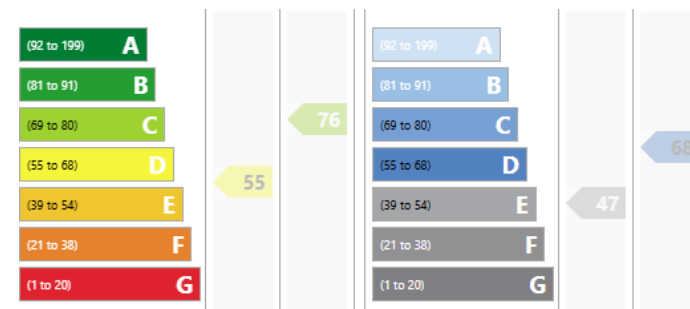
By mutual agreement.

Viewing

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

Home Report

Home Report Valuation - £295,000
A full Home Report is available via Munro & Noble website.



5 Rockfield Rockfield Village, Portmahomack IV20 1RF

A detached beautifully presented three bedroomed house with attached garage, front and rear gardens located in the idyllic village of Rockfield.

OFFERS OVER £295,000

The Property Shop, 22 High Street, Tain

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.

Bedroom One



Bedroom One Dressing Room



Bedroom One En-Suite Bathroom



Bedroom Two



Bedroom Three



Lounge



Dining Room



Kitchen/Breakfast Room



Property Description

This beautifully presented, well-proportioned, three bedroomed detached house with attached single garage, front and rear gardens is located in the small fishing village of Rockfield, Portmahomack. With uninterrupted, panoramic views across the Moray Firth and along to Nairn, Findhorn and Hopeman allowing you to enjoy the impressive sunrises. The property benefits from oil fired central heating and Upvc double glazing throughout and is immaculately presented throughout. The ground floor comprises of an entrance porch, an entrance hall, a boot room, two double bedrooms, and family bathroom with three-piece suite comprising a WC, a wash hand basin within a vanity unit and bathtub. Bedroom two has French doors leading to the rear garden and a study/dressing room allowing this area to be utilised as its own private living space. Bedroom three provides excellent storage space with three double wardrobes, and views looking out to the Moray Firth coastline. From the entrance hall, stairs lead to the first-floor landing which boasts a Velux window and storage cupboard. Located on the first floor, bedroom one has its own dressing room with built-in storage, and en-suite bathroom with WC, pedestal sink and bathtub with a thermostatic shower; a rainfall shower head and is partially wet-walled. The tastefully decorated lounge boasts a brick fireplace with a functional multi-fuel stove. Double aspect windows with seating, allowing the opportunity to enjoy the stunning sun and moonrises. Through to the heart of the home is the dining room, with Juliet balcony, which is set between the lounge and the kitchen. Completing the first floor accommodation is the immaculate kitchen/breakfast room with shaker style wall and base units, laminate worktops and complementary splash backs with a 1 ½ stainless steel sink and drainer with mixer tap. Integrated appliances include, a dishwasher, a microwave, an electric double oven, an induction hob with extractor fan over. A breakfast bar with seating located in the centre of this spacious room, provides additional helpful working space. With the clever use of glazing, this triple aspect room is flooded with natural light and enjoys uninterrupted views over the rear garden which can be accessed directly from here. There is rear access onto the decking area, which is perfectly positioned to enjoy some al-fresco dining. The adjoining garage has power, lighting, an electric up and over door and houses the utility room.

5 Rockfield enjoys large garden grounds to the front and rear of the property, with the rear garden being laid to lawn, with mature trees, shrubs and flower beds. Also sited here is a vegetable patch and polytunnel, a private decking and patio area, perfect for entertaining and soaking up the sun. The front elevation is laid to lawn and leads down to the seashore where stunning views can be enjoyed. Rockfield is a small idyllic village and enjoys an open sea outlook and is approximately 2 miles from Portmahomack which occupies a scenic and popular setting on the Tarbat peninsula with a sandy beach and harbour. There are several amenities in Portmahomack including a shop, primary schooling, Post Office, hotel, eateries, and a golf course. The nearest town is The Royal Burgh of Tain which 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, the Highland capital of Inverness is approximately 34 miles away, which 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.

Study/Dressing Room



Bathroom



Rooms & Dimensions

Entrance Porch
Approx 2.48m x 1.25m

Entrance Hall

Bathroom
Approx 2.67m x 2.66m

Bedroom Three
Approx 4.19m x 3.54m

Study/Dressing Room
Approx 5.64m x 2.79m

Bedroom Two
Approx 5.08m x 3.43m

Landing

Bedroom One Dressing Room
Approx 4.13m x 2.74m

Bedroom One
Approx 3.48m x 3.13m

Bedroom One En-Suite Bathroom
Approx 3.50m x 1.84m

Inner Hall

Shower Room
Approx 3.35m x 1.87m

Lounge
Approx 5.40m x 4.24m

Dining Room
Approx 4.75m x 3.48m

Kitchen/Breakfast Room
Approx 4.86m x 3.54m

Utility Room
Approx 3.22m x 2.85m

Garage
Approx ??m x ??m

