

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings.

Heating

Two multi-fuel stoves, LPG and oil fired central heating.

Glazing

Double glazed throughout.

Council Tax Band

E

Viewing

Strictly by appointment via Munro & Noble Tain - Telephone 01862 892555.

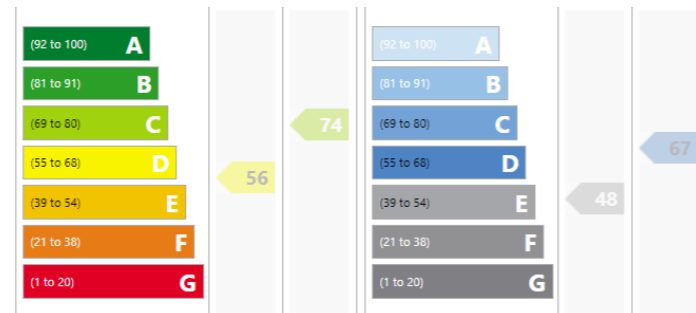
Entry

By mutual agreement.

Home Report

Home report Valuation - £300,000

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.

**The Old Surgery, Fearn
 Tain
 IV20 ITB**

The Old Surgery is a charming, traditional, detached cottage with four bedrooms, plus a self-contained two bed roomed annexe, located in the peaceful village of Fearn.

OFFERS OVER £300,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview

- Detached Cottage
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms
- LPG + Oil
- Garden
- Garage
- 2 Bedroomed Annexe

Kitchen



Bedroom One



Bedroom En-Suite Bathroom



Bedroom Three



Bedroom Four



Annexe Kitchen/Diner



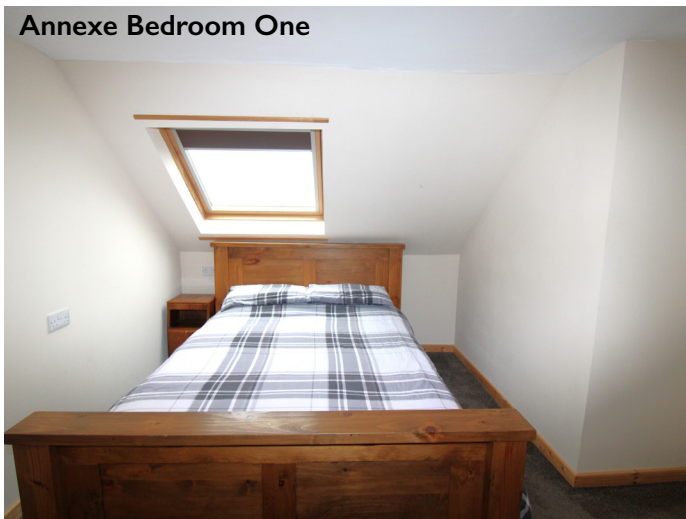
Annexe Shower Room



Annexe Lounge



Annexe Bedroom One



Annexe Bedroom Two



Lounge



Property Description

This charming, four bedroom, traditional one and a half storey detached cottage has recently been renovated to a high standard. This property would suit a variety of purchasers due to the flexible layout including those looking for a family sized home, multi-generational families or those looking for a home which generates an income. The accommodation in this spacious house is spread over two floors with an attached annexe which lies to the side elevation. Neutrally decorated throughout, the ground floor comprises an entrance hall, three bedrooms, shower room, kitchen, lounge and a dining room. On the first floor is a large attic bedroom with an en-suite bathroom. There are no photos of Bedroom Two as it is currently used for storage. An elegant veranda with columns overhangs the feature bay windows on either side of the front door, which leads into the main hall with traditional tiled flooring, internal access door to the annexe and stairs to the first floor. The lounge, with a large bay window overlooking the front garden, has a multi-fuel stove for those cosy winter nights and glazed double doors leading to the dining room. The modern, well-appointed kitchen with double aspect windows makes a bright area for cooking with wall and base units, double sink with mixer taps, splashback and worktops, integrated gas hob, electric oven, extractor fan, microwave, washing machine, dishwasher and a multi-fuel stove. From here, a door leads to the small inner hallway and door to the rear garden. The main shower room is fully wet-walled and comprises of W/C, a wash hand basin with vanity style unit and a shower cubicle which is completed with complementary wet-walling. There are three bedrooms on the ground floor and the principal bedroom on the first floor boasts an en-suite bathroom. Further pleasing features include double glazing and oil-fired central heating. Accessed by a separate external door, as well as the main hallway, is a two bedroom annexe (which was formerly used as The Doctor's Surgery) that also incorporates a lounge with bay window, modern kitchen/diner and a shower room. An external LPG boiler supplies hot water to the annexe accommodation. Externally there is a detached block built tandem garage to the side. A newly installed, 7kw EV charging point is located conveniently under the veranda to the front elevation. Areas of garden ground surround the property which are moderately sloping and partially bounded by way of timber fencing together with block and stone walling. A double access driveway with entrances to both Rhynie Road and Muldearg Road is located to the front of the property and is partially laid in lock-block. The property is situated within a mature residential development towards the centre of Fearn village and is adjacent to the Primary School and Nursery. Local amenities are available a short distance away within the town of Tain being approximately 5 miles distant by road.

Lounge



Dining Room



Rooms & Dimensions

- Entrance Vestibule
Approx 1.53m X 1.50m
- Entrance Hall
- Bedroom Four
Approx 3.20m X 2.20m
- Bedroom Two
Approx 3.5m X 3.30m
- Bedroom Three
Approx 3.06m X 2.98m
- Shower Room
Approx 2.95m X 1.67m
- Kitchen
Approx 5.45m X 2.88m
- Rear Porch
Approx 2.04m X 1.23m
- Lounge
Approx 4.84m X 4.43m
- Dining Room
Approx 3.88m X 3.77m
- Landing
- En-Suite Bathroom
Approx 4.50m X 1.60m
- Bedroom One
Approx 9.97m X 5.00m
- Annexe Entrance Vestibule
Approx 2.26m X 1.00m
- Annexe Shower Room
Approx 2.27m X 1.38m
- Annexe Kitchen/Diner
Approx 6.40m X 2.50m
- Annexe Lounge
Approx 4.60m X 2.67m
- Annexe Bedroom One
Approx 4.10m X 2.80m
- Annexe Bedroom Two
Approx 4.40m X 2.60m
- Garage
Approx 8.90m X 3.40m

Shower Room

