

Fairview
Tain, Ross-Shire, IV20 1XH

Offers Over £340,000



£10,000 BELOW Home Report Valuation

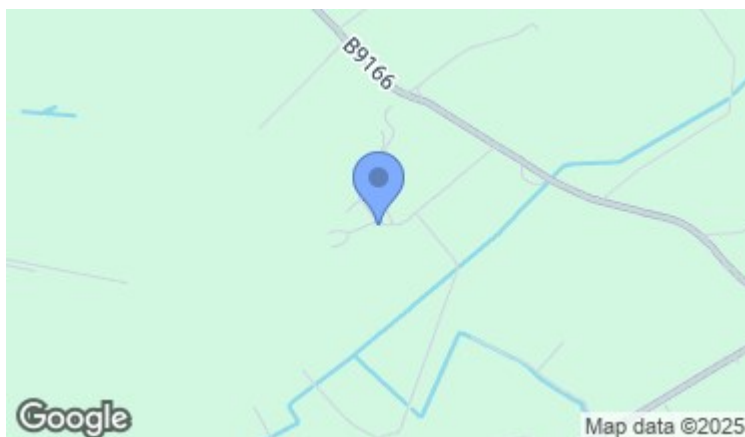
Nestled in a quiet area outside the village of Fearn, Tain, close to the Seaboard villages, in Easter Ross, this nearly new detached bungalow offers a perfect blend of modern living and serene surroundings. Built in 2023, the property boasts a generous 1,410 square feet of well-designed space, making it an ideal home for families.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, providing a comfortable area for relaxation and entertaining. The bungalow features four spacious bedrooms, each designed to offer ample natural light and comfort, ensuring a restful night's sleep.





- £10,000 BELOW Home Report Valuation
- Immaculately Presented 4 Bedroom Detached Bungalow
- Large Garage and Driveway
- Large Garden
- Rural Location with Views
- Commuting Distance to Inverness
- Back on the market through no fault
- Good EPC with Air source



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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HALL

The front door leads into the hall with all bedrooms and bathroom leading from it, along with access to the kitchen/dining room. A coat cupboard is located close to the front door and a linen cupboard at the end of the corridor.

SITTING ROOM

16'0" x 14'9"

A lovely room with large window and views across the front garden and hills beyond.

KITCHEN/DINING ROOM

24'11" x 14'9" (18'0")

This large kitchen/dining room has an abundance of kitchen units in a soft grey/blue with integrated dishwasher, 5 ring hob & hood, eye-level ovens, space for an american fridge freezer. The patio door leads out to the rear garden and patio area. The dining area has space for a large dining table and chairs. Access to the utility.



UTILITY

10'5" x 5'8"

The utility has a separate storage cupboard containing the air source heating system. Fitted base and wall units with sink and space for washing machine and tumble drier. Exit door to rear garden.

BEDROOM 1 with EN SUITE

11'9" x 10'5" 10'5" x 4'5"

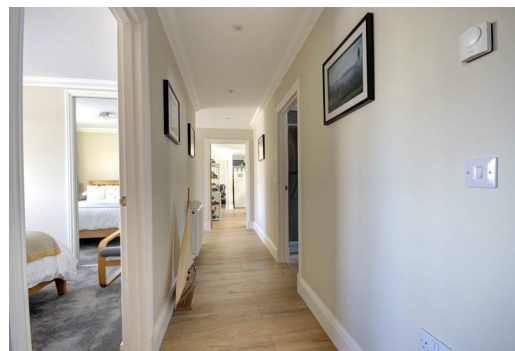
Bedroom with fitted wardrobe, mirrored doors, and en suite shower room comprising:- shower (with mains shower), white wash basin in a large grey vanity unit with storage below, white w/c with hidden cistern. Grey heated towel rail and fitted blind.



BEDROOM 2

11'6" x 10'5"

A double bedroom looking to the front garden, fitted carpet and wardrobe with mirrored doors.



BEDROOM 3

9'8" x 10'5"

A double bedroom looking to the front garden with fitted carpet and wardrobe.

BEDROOM 4

10'0" x 10'5"

Bedroom 4 presently used as an office also looks to the front garden and includes fitted carpet and blinds.



BATHROOM

6'0" x 10'5"

Family bathroom comprising white 3 piece suite, wash basin in grey vanity unit with storage below, w/c with hidden cistern, bath and separate shower enclosure with wet wall and mains shower. Grey heated towel rail and fitted blind.



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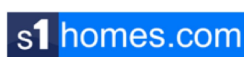
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GARAGE & DRIVEWAY

17'8" x 19'8"

To the side of the property is a large garage with electric roller door to the front and an access door to the rear of the garage. The garage has been insulated to present building standards. The driveway has the capacity for up to 9 cars.

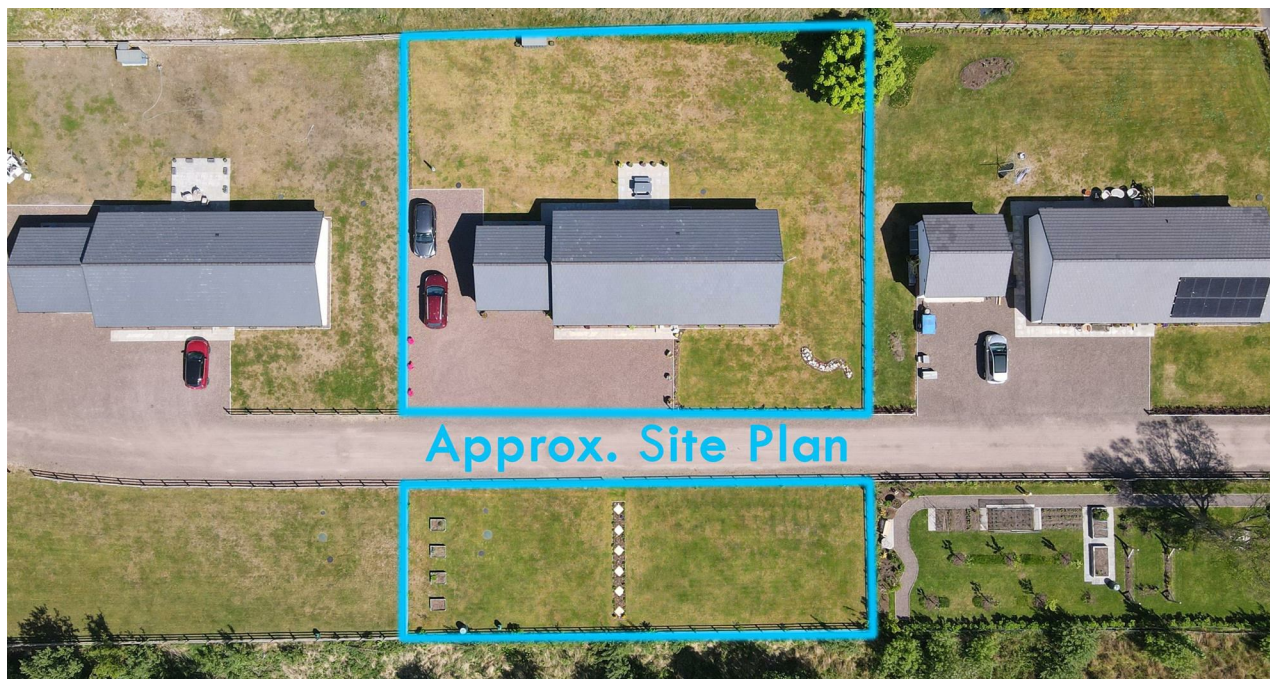
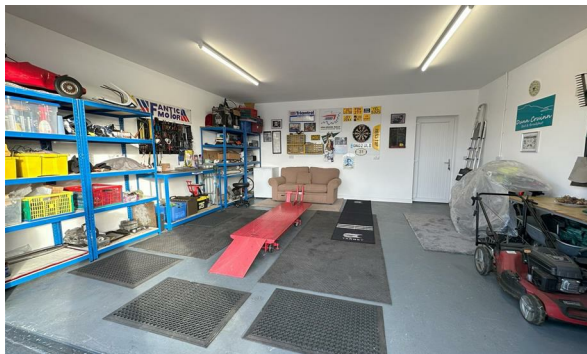
GARDEN

Fairview sits on a large site approx 0.4 acre in total. To the rear of the property is a large enclosed garden mainly laid to lawn with a patio area outside the french doors in the kitchen. To the front of the house half is fenced, and laid to lawn with a flower border. Across the track road is a further enclosed garden waiting to be personalised and already has borders planted with roses and other shrubs.

LOCATION

Fairview is located in a rural location between the villages of Fearn and the seaboard Villages of Hilton, Balintore and Shandwick that all sit on the east coastline. The nearest town is Tain some 6 miles north, where you will find major supermarkets, schools, local shops, restaurants, doctors etc. The city of Inverness is 35 miles south.

To find the property use What3words ///playback.terminal.highs Fairview is located along a track off the B9166 turning near Anta. Head long the track taking the second turning on your right and Fairview is the middle of three houses.



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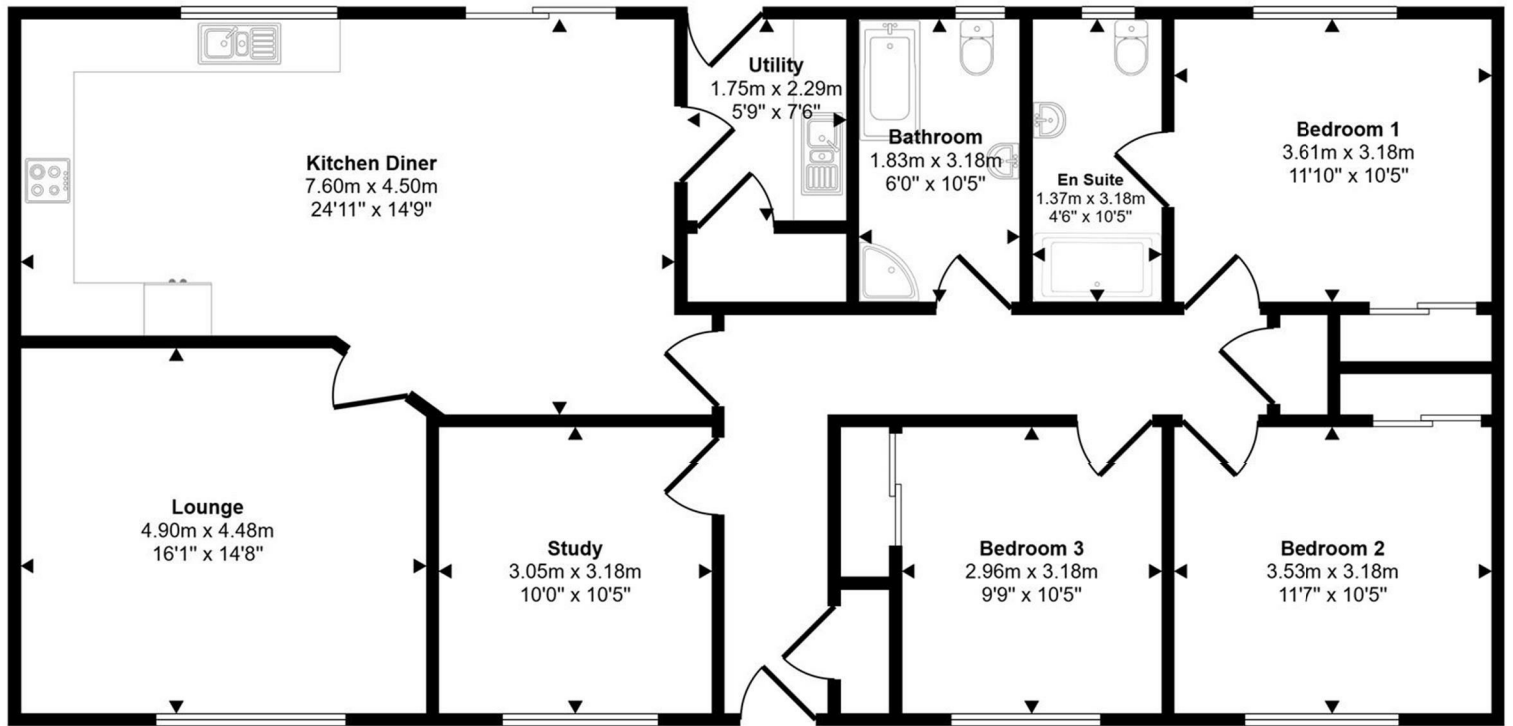


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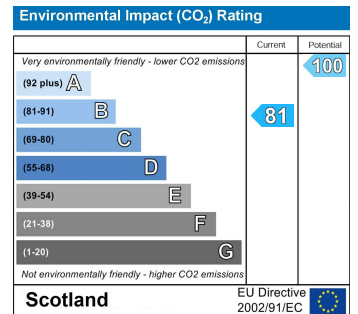
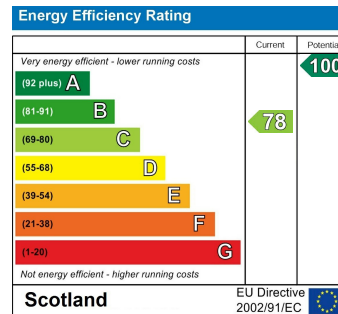




Floorplan

Approx 130 sq m / 1397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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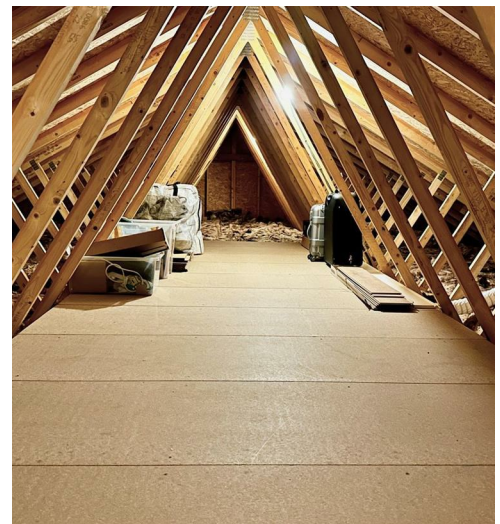


Council Tax
Highland Council
Band E

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Fairview, Fearn, Tain, Ross-Shire IV20 1XH, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



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