



masson
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solicitors and estate agents

6 Front Street, Inver, Tain, IV20 1RY

Fixed Asking Price £199,000

Contact us on 01479 874800 or visit www.massoncairns.com

BELOW HOME REPORT VALUATION - Nestled in the village of Inver, near Tain in the Scottish Highlands, this semi-detached bungalow offers an ideal opportunity for modernisation. With four well-proportioned bedrooms, this single-storey family home is ideal for those seeking a peaceful retreat in a beautiful setting. The home boasts a spacious sitting room, with feature fireplace, creating a warm and inviting atmosphere. The open-plan design seamlessly connects this room to the dining area and a generously sized kitchen, making it perfect for family gatherings and entertaining guests. The conservatory could provide a tranquil space to relax while offering further access to a private garden, where you can enjoy the surroundings and indulge in some gardening. The bungalow is equipped with modern amenities, including an air source heat pump and PV solar panels. Additionally, off-street parking is available for two vehicles, providing convenience for you and your guests. EPC Rating D, Council Tax Band G

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download.

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property@lawscot.com

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Inver & Tain

Inver is a peaceful and picturesque village located in the Scottish Highlands, near the Dornoch Firth and surrounded by stunning natural landscapes. This charming coastal village offers a tranquil way of life, with unspoiled beaches, open countryside, and scenic views that make it an ideal spot for those who love the great outdoors. Inver is well-connected to nearby Tain, a historic town just a short drive away, providing a wider range of amenities, including supermarkets, independent shops, cafes, and restaurants. Tain is known as Scotland's oldest royal burgh and boasts attractions such as the Tain Through Time visitor centre, the Glenmorangie Distillery, and a vibrant local community. Outdoor enthusiasts will find plenty to enjoy in the surrounding area, from coastal walks and wildlife watching to fishing and golf at one of the nearby courses. The area also hosts a variety of events throughout the year, celebrating local culture and traditions.

Transport Links

From Inver, residents and visitors can access a variety of transportation options for exploring the wider UK:

Airports:

Inverness Airport (INV): Approximately 43 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 95 miles away, providing a wider range of domestic and international flights.

Train Stations:

Tain Railway Station: Just 5 miles from Inver, offering regular connections to Inverness, Dingwall, and further afield.
Inverness Railway Station: Approximately 35 miles away, providing access to Scotland's major cities, including

Edinburgh, Glasgow, and Aberdeen, as well as direct services to London and connections to the wider UK rail network.

Road Routes:

A9: The main north-south route in the Highlands is easily accessible from Inver, connecting to Inverness, Perth, and further south to Stirling, Glasgow, and Edinburgh.
A836: This scenic route runs along the east coast, linking Inver to Tain, Dornoch, and the northern Highlands.
With these options, Inver offers convenient access to both local destinations and the wider UK, whether traveling by air, rail, or road.

Home Report

To obtain a copy of the home report, please visit our website massoncairns.com where an online copy is available to download along with related reports.

EPC Rating D

Entrance Vestibule & Hall

The entrance vestibule offers a welcoming introduction to the home, featuring a glazed timber door flanked by a window to the side, flooding the space with natural light. A further glazed door leads into the main hall. The hall is practical, providing access to most of the property's accommodation. There are two cupboard spaces providing storage and each housing the hot water cylinder and inverter controls for the solar PV panels. A further high level cupboard houses the electrical consumer unit. The space is finished with carpet flooring and ceiling lighting.

Sitting Room & Conservatory

5.67m x 6.29m & 3.87m x 3.15m (18'7" x 20'7" & 12'8" x 10'4")
A bright, spacious sitting room featuring a large glazed patio door to the front, leading into the conservatory, that overlooks the private garden space. The room benefits from

a large feature fireplace with slate hearth and timber mantle, providing a central focus point. There is carpet flooring and ceiling lighting. The conservatory offers access to and from the garden. Windows on all sides offer ample light. There is practical vinyl flooring and wall mounted lighting.

Dining Room

3.39m x 3.75m (11'1" x 12'3")

Open plan with the sitting room and kitchen, the dining space creates a seamless flow throughout the home. The area is well-lit, thanks to ceiling and wall mounted lighting. The room allows ample space for a 6-8 person dining table with chairs making it perfect for family gatherings.

Kitchen

4.15m x 4.08m (13'7" x 13'4")

The kitchen is arranged in a functional layout, providing ample counter and storage space, complemented by a tiled splashback and a large window that fills the room with natural light. There is a stainless steel sink with mixer tap and drainer. There is also under counter space and plumbing for a dishwasher or washing machine fridge freezer. Integral appliances include a double oven/grill and counter top hob. A further door leads into the rear hall and vestibule.

Rear Hall & WC

The hall from the kitchen leads to the rear vestibule where there is a convenient WC for the home. A cupboard space provides useful shelved storage.

Rear Vestibule

The rear vestibule offers access to and from the driveway at the rear. Used as the principal entrance to the home, there is an abundance of space to store hanging outerwear, shoes and boots. A window to the rear allows for plenty of natural light. There is carpet flooring and ceiling lighting.



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Principal Bedroom

3.88m x 4.37m (12'8" x 14'4")

This double bedroom boasts a window to the front of the property, providing a source of natural light. Featuring a built in wardrobe in addition to space for freestanding furniture such as drawers, all of which help to ensure a clutter free environment. The room is carpeted and has ceiling lighting.

Bedroom Two

2.83m x 4.06m (9'3" x 13'3")

Another well proportioned double room located at the rear of the home with a large picture window which offers excellent natural light levels. There is carpet flooring and ceiling lighting.

Bedroom Three / Home Working Space

3.01m x 2.75m (9'10" x 9'0")

A third spacious bedroom, also featuring a window to the rear filling the space with natural light. The room provides opportunity for multiple uses, currently utilised as a home working space. There is carpet flooring and ceiling lighting.

Bedroom Four

3.46m x 3.25m (11'4" x 10'7")

The fourth bedroom is well-proportioned with a rear-facing window allows natural light to flood the space. The room is finished with carpet flooring and ceiling lighting, creating a bright and practical area ideal for a child's room, or guest accommodation.

Bathroom

2.18m x 2.75m (7'1" x 9'0")

The bathroom features a privacy window to the rear that allows natural light to brighten the space as well as provide ventilation. The bathroom features a practical tiled floor and floor to ceiling tiled walls all round. There is a full sized bath and separate corner shower enclosure for versatile bathing options. The room also features a

pedestal wash hand basin with twin taps and a mirror over, while a WC completes the bathroom.

Outside

The property is accessed through a driveway leading to off street parking at the rear of the property. With a private front garden space, there is blank canvas for new owners to develop the space to their own taste. The gardens are mainly laid to lawn, interspersed with mature plantings, raised beds and are bounded by fencing creating a peaceful environment. A timber shed, provides additional storage, perfect for gardening equipment.

Services

It is understood that there is mains water, drainage and electricity. There is air source heat pump central heating, and Photovoltaic Solar Panels.

Entry

By mutual agreement.

Price

FIXED PRICE £199,000

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

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FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 168.2 m² (1,810 sq.ft.)
TOTAL : 168.2 m² (1,810 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	



While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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