MACKENZIE AND CORMACK
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3 Knockbreck Avenue, Tain, IV19 1LY

Offers Over £260,000

1 2 2







- Beautiful summer house
- Principal bedroom with en-suite
- Spacious lounge and open plan dining
- Off road parking
- Attached single garage

This attractive two-bedroom detached bungalow is situated in a desirable residential area of Tain, offering spacious, well-presented accommodation, ideal for a variety of buyers.

The property boasts two generously sized bedrooms, with principal bedroom benefiting from its own en-suite room. The spacious living room flows seamlessly into an open plan dining area, creating a welcoming space for both relaxing and entertaining. The dining area leads through to the rear kitchen, while a useful utility room is conveniently located off the hallway. Further potential can be found in the partially floored attic, which offers scope for conversion into additional living accommodation, subject to the necessary planning permissions and building warrants.

Externally, the property enjoys a generous, enclosed garden offering excellent privacy. The rear garden features attractive decking and a beautiful summer house, providing the perfect spot to relax and enjoy the warm summer months. Further benefits include an attached single garage, off-road parking, oil fired central heating and double glazing throughout.

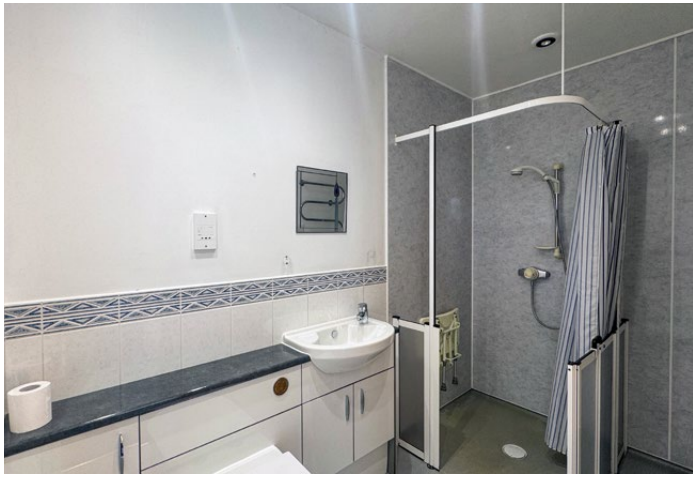
Early viewing of this property is highly recommended to appreciate the space, comfort and outdoor features this lovely property has to offer.

Viewings by appointment through the selling agent.













Kitchen	3.91m x 3.17m	Bedroom 2	3.00m x 3.63m
Dining Room	3.04m x 3.55m	Bathroom	2.50m x 1.82m
Living Room	4.85m x 4.64m	Hallway	7.45m x 4.17
Principal Bedroom	3.62m x 4.03m	Summer house	2.97m x 2.48m
En-suite	2.74m x 1.41m		





Ground Floor

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.







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