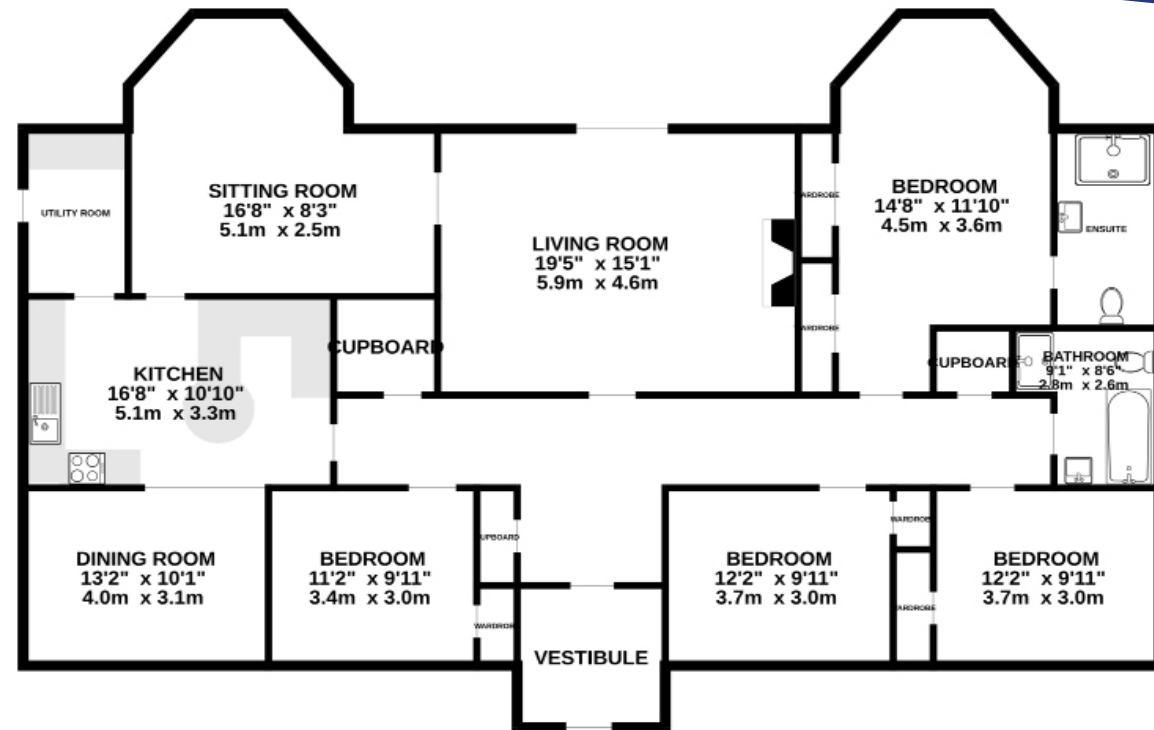




Services

Mains water and electricity. Drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, and blinds. Washing machine, tumble dryer and a selection of potted plants. The Loch Skerrow sign is not included in the sale.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

G

Viewing

Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01463 22 55 33.

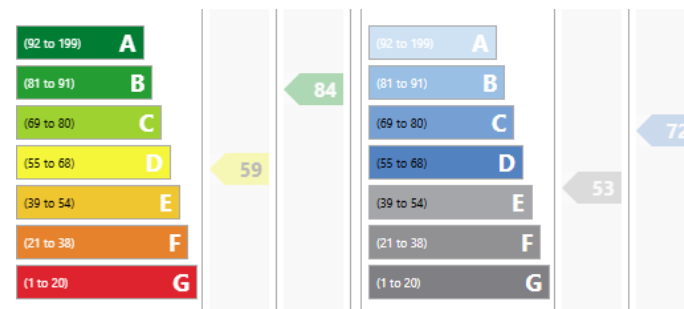
Entry

By mutual agreement.

Home Report

Home Report Valuation - £435,000

A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness, IV1 1HN.

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.



Lagan Tigh Wester Balmungie, Fortrose IV10 8SL

This pristine, four bedroomed detached bungalow rests in a peaceful position on the popular Black Isle and affords incredible views over the Moray Firth.

OFFERS OVER £435,000

The Property Shop, 20 Inglis Street,
 Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview







Bedroom One



En-Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four



Lounge



Kitchen/Breakfast Room

Property Description

Nestled in the tranquil countryside on the outskirts of Fortrose, Lagan Tigh is an exceptional, four bedroomed bungalow which offers an unparalleled blend of spaciousness and comfort, while having the advantage of substantial garden grounds that perfectly frame the panoramic views overlooking the Moray Firth. The current owners have sought perfection through a number of detail-oriented additions, with the home offering a plethora of features including a Magnet fitted kitchen, underfloor heating in the en-suite and bathroom, beautiful interior, loft space, as well as oil fired central heating and double glazed windows. In immaculate order throughout, the property has been designed for comfortable family living and will also appeal to professionals working from home due to its practical layout. Inside, a triple aspect vestibule and spacious hallway leads to the kitchen/dining room and the stylish lounge which features a cosy open fire and is soaked in warm, ambient light through the large windows and patio door which open onto the super seating area/garden, offering indoor/outdoor living. Glass panelled doors lead to the sitting room, a great versatile space which is currently utilised as a study/home office. The modern kitchen is practical and offers an extensive range of Magnet mounted units with Quartz worktops, and is supplied with high quality NEFF integrated appliances including an induction hob, double ovens with microwave and grill, a coffee machine, fridge-freezer and a dishwasher. There is a 1 1/2 sink drainer and waste disposal unit, an instant hot water tap, splashbacks, inset lights, and a breakfast bar for casual dining, alongside the double aspect dining room, making it ideal for both everyday living and entertaining. Adjacent to the kitchen is the utility room which gives access to the side garden, and is fully equipped with a washing machine, tumble dryer and cabinets. The hallway also gives access to three cupboards, one which is plumbed to be a WC and four bright and airy double bedrooms, all of which boast mirrored wardrobes, with the principal bedroom having the perk of an en-suite shower room and views over the Moray Firth through its large bay windows. Completing the accommodation is the elegant bathroom which consists of a wet-walled shower cubicle with double shower head, a WC, and a floating wash hand basin, while a jacuzzi bathtub adds a little bit of luxury to an already stunning room.

Outside, the glorious landscaped gardens surround the property and are perfectly positioned to take in the panoramic views of the stunning Moray Firth and beyond. A sweeping, gravel driveway allows sufficient off-street parking and turning for a number of vehicles, and leads to the detached double garage which is fitted with electric, lighting, water and electric doors. The manicured gardens are enclosed by hedging, providing a degree of privacy and are thoughtfully decorated with a variety of colourful flowers, potted shrubs and mature trees. Lying to the rear is an area of lawn which has been well maintained, along with a gravel area hosting a neat log store and drying area. The impressive outdoor seating area features chic Porcelain tiles and presents a flawless setting for enjoying slow mornings, al-fresco dining, sun worshipping, or just taking in the uninterrupted views of the surrounding countryside. Viewing of this property is essential as it occupies an extensive plot, and is the perfect purchase for those wanting a quality family home in serene location.



Sitting Room



Bathroom

Rooms & Dimensions

Entrance Vestibule
Approx 2.41m x 2.65m

Entrance Hallway

Bedroom Four
Approx 3.40m x 3.00m

Cupboard/Possible WC
Approx 1.41m x 2.00m

Kitchen/Breakfast Room
Approx 3.30m x 5.09m

Dining Room
Approx 4.00m x 3.00m

Utility Room
Approx 1.50m x 2.51m

Sitting Room
Approx 5.01m x 4.31m

Lounge
Approx 5.92m x 4.60m

Bedroom One
Approx 3.60m x 5.39m

En-Suite Shower Room
Approx 2.98m x 1.47m

Bathroom
Approx 2.78m x 2.49m*

Bedroom Two
Approx 3.70m x 3.01m

Bedroom Three
Approx 3.70m x 3.01m

Garage
Approx 5.95m x 6.00m



Kitchen/Breakfast Room



Dining Room