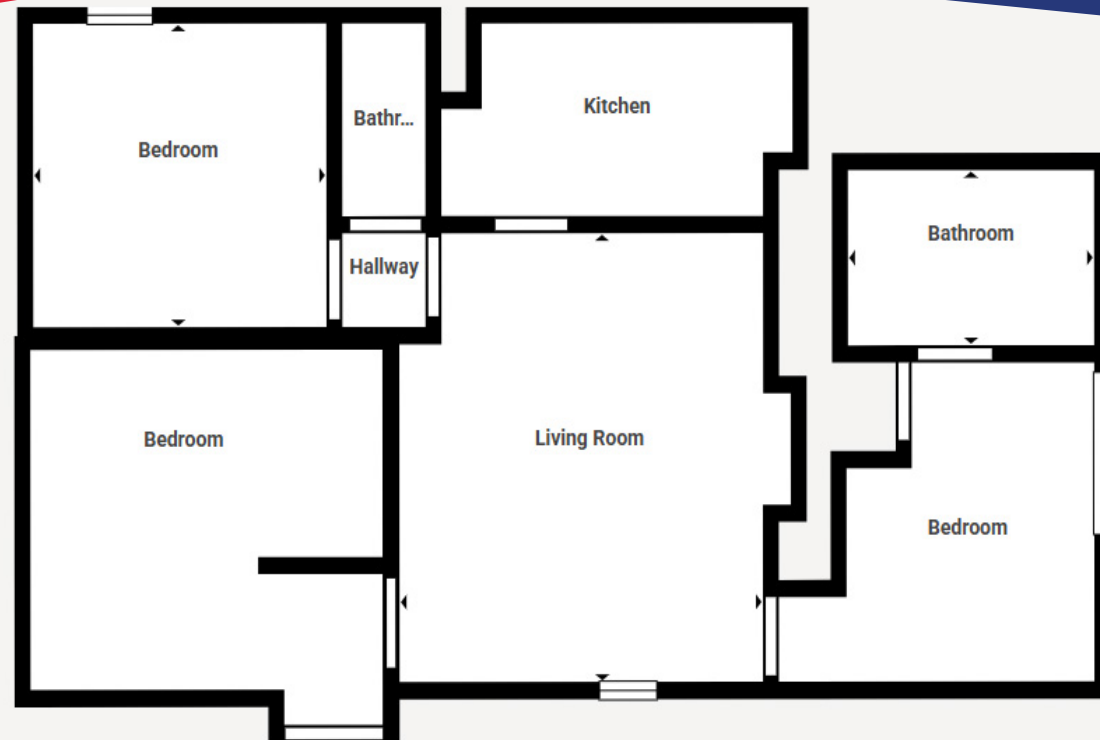




Services

Mains electricity, water and drainage.

Extras

All fitted floor coverings and blinds.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

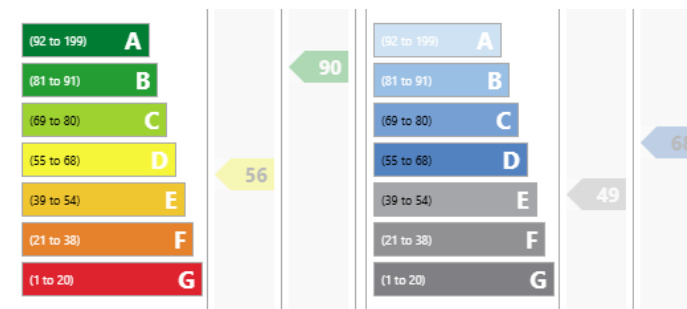
Entry

By mutual agreement.

Home Report

Home Report Valuation - £145,000

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



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

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.



I Morangie Cottages Glenmorangie IV19 1PZ

A well presented and charming three bedroomed bungalow with oil fired central heating and off street parking. Close to the town and all amenities.

OFFERS OVER £145,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



End-Terraced
Bungalow



3 Bedrooms



1 Reception



1 Bathroom



Oil



Garden



Driveway



Bedroom One



Bedroom Two





Property Description
This well presented three bedroomed end-terraced bungalow offers comfortable and practical accommodation, ideally suited to a range of purchasers including those looking to downsize, and those seeking convenient single-storey living. Presented in good order throughout, the property benefits from front and rear garden grounds, generous off-street parking, useful stone-built outbuildings, oil fired central heating and double glazing. The accommodation comprises a welcoming entrance hall leading into the main living areas. The lounge provides a bright and comfortable space for relaxation and is enhanced by an electric fire, creating an attractive focal point while complementing the oil fired central heating. From here the modern fitted kitchen can be found, it has wall and floor mounted units with laminate worktops, tiled splashbacks, an integrated hob with extractor fan over, a single oven, a stainless steel 1 ½ sink with mixer tap and drainer. There is space for a free standing fridge-freezer and plumbing for a washing machine. There are three bedrooms, offering flexible space for family living, guests or home working. This home further benefits from a bathroom and a separate WC, adding convenience for everyday use and visiting guests. The bathroom is accessed from the third bedroom and comprises a bath with electric shower over, a WC, a heated towel rail and a wash hand basin. Externally, the bungalow enjoys garden grounds to both the front and rear elevation, providing a pleasant outdoor space for relaxing, gardening or entertaining. A private driveway offers off-street parking for approximately two to three cars. A stone-built shed provides useful external storage, while the stone-built workshop is complete with power and lighting. Offering excellent potential for hobbies, practical work, additional storage or small-scale projects. Overall, this well presented three bedroomed bungalow offers comfortable accommodation, modern conveniences and excellent outdoor space, making it an appealing home with practical features both inside and out. Tain is a historic Royal Burgh and thriving town in the county of Ross and Cromarty, in the Scottish Highlands. Steeped in history, the town offers a range of attractions including Tain Tolbooth, the magnificent St Duthus Collegiate Church, the Tain Through Time heritage museum, and the renowned Glenmorangie Distillery. The town provides an excellent range of everyday amenities, including medical services, a Post Office offering banking facilities, supermarkets such as Lidl, Co-op, ASDA and Tesco, together with a variety of independent shops, cafés and hotels. Education is well catered for by the modern Tain Campus, which provides nursery, primary and secondary schooling. A wide range of leisure activities can be enjoyed locally, including golf, bowls and tennis, while the surrounding countryside and coastline offer excellent opportunities for walking, cycling and other outdoor pursuits. The Highland capital of Inverness is approximately 34 miles to the south and offers a comprehensive range of shopping, leisure and transport links, including an airport with regular domestic and international flights. Tain also benefits from a railway station with regular services to Inverness and destinations further north.



Rooms & Dimensions

- Entrance Hall
 - Bedroom One
Approx 3.58m x 3.17m
 - Lounge
Approx 4.20m x 3.68m
 - Inner Hall
 - Bedroom Two
Approx 2.98m x 2.83m
 - WC
Approx 1.80m x 0.97m
 - Kitchen
Approx 3.60m x 1.83m
 - Bedroom Three
Approx 3.22m x 3.01m*
 - Bathroom
Approx 2.38m x 3.01m
- *At widest point

