MUNRO & NOBLE
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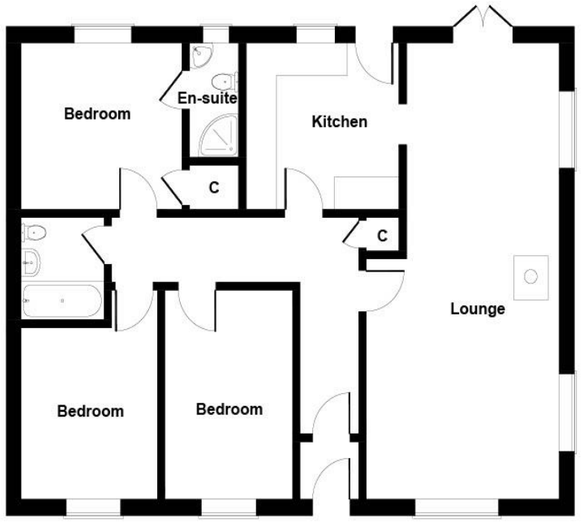
Twisted Willows, 13A Arabella, Arabella, Ross-shire, IV19 1QH



Services
Mains water, electricity and drainage.

Extras
All fitted floor coverings and curtains.

Heating
Oil fired central heating.Additional heating can be provided by a wood burning stove located in the lounge.

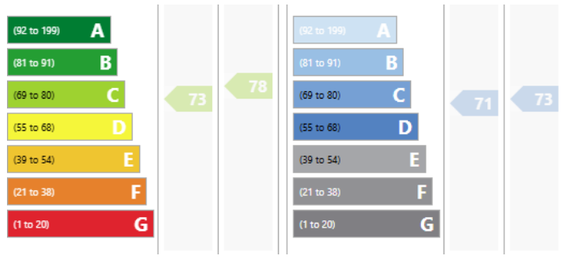
Glazing
Double glazing throughout.

Council Tax Band
C

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

Entry
By mutual agreement.

Home Report
Home Report Valuation - £190,000
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.

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These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

£10,000 BELOW HOME REPORT VALUATION

Twisted Willows, 13a Arabella
Arabella
IV19 1QH

A semi-detached three bedroomed bungalow situated in a quiet location in the village of Arabella, close to the popular NC500 route.

FIXED PRICE: £180,000

The Property Shop, 22 High Street, Tain
property@munronoble.com
01862 892 555

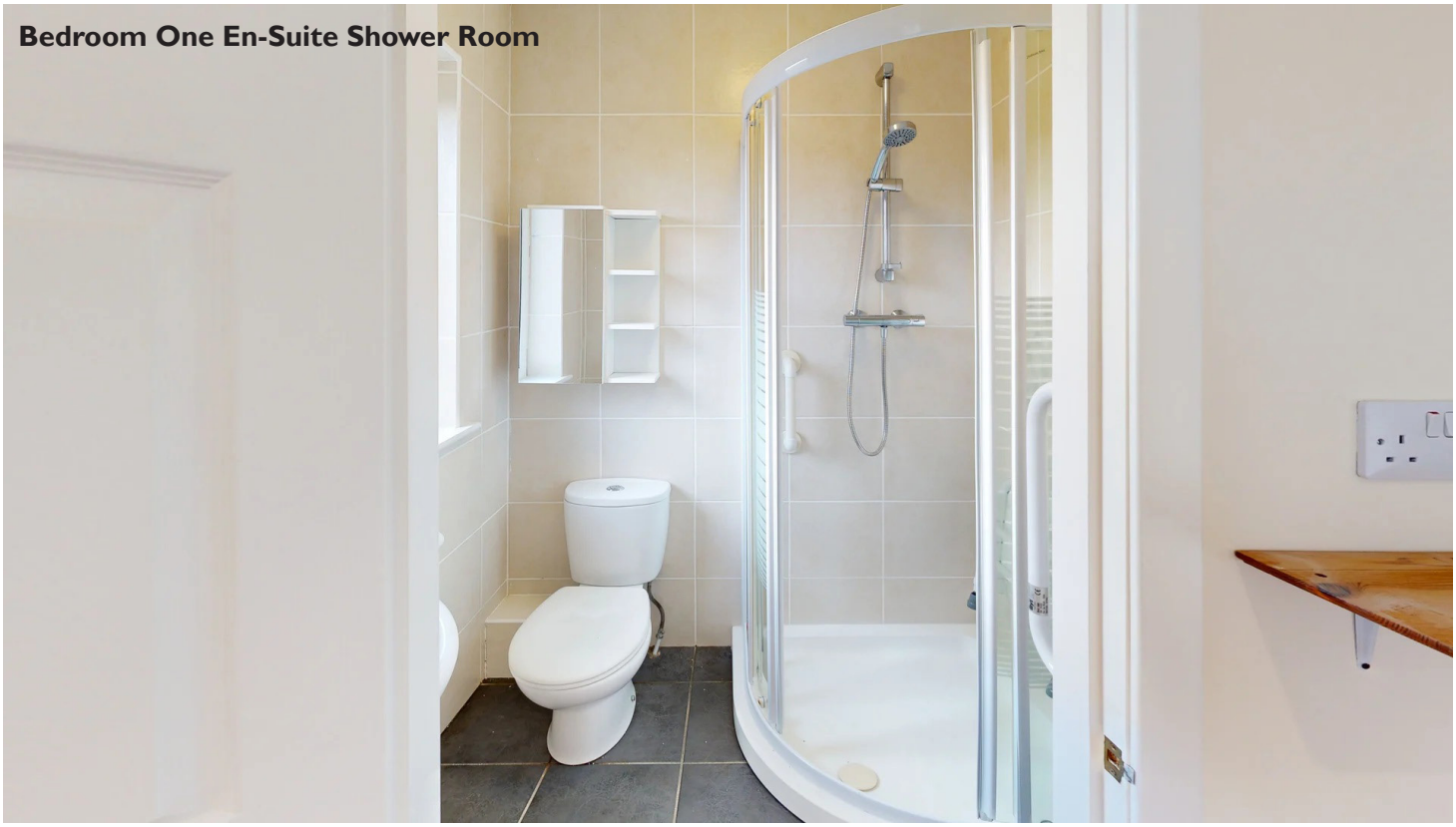
Property Overview

Semi-Detached Bungalow
3 Bedrooms
1 Reception
2 Bathrooms
Oil
Garden
Driveway

Kitchen

Kitchen

Bedroom One


Bedroom One En-Suite Shower Room

Property Description

This semi-detached three bedroomed bungalow, offers well-proportioned accommodation throughout. This property is in a quiet location in the small village of Arabella. Offering a wealth of features including three double bedrooms with the principal having an en-suite shower room, ample storage provisions, double glazing and oil fired central heating. Viewing is highly recommended to appreciate the accommodation on offer. On entering the property through the entrance vestibule and into the L shaped hallway, with wood effect laminate flooring throughout, takes you into a generous lounge/dining room. Boasting French doors that lead to the rear decking area, ideally placed for al-fresco dining, and windows to the front and side elevation. The lounge has a wood burning stove set as the focal point of the room. Completing the accommodation is the kitchen which is fitted with shaker style wall and base mounted units with laminate worktops, splashbacks, and a stainless-steel 1 ½ sink with mixer tap and drainer. Integrated appliances include an under-counter fridge/freezer, a dishwasher, a double electric oven and hob with extractor hood over. From here, a door provides access to the rear garden. Leading on is the principal bedroom which benefits from a fitted wardrobe, and en-suite shower room with WC, pedestal wash hand basin and a corner shower. Completing the accommodation is the two double bedrooms, and the family bathroom which comprises a bathtub with a thermostatic shower over, a WC, a pedestal wash hand basin, a heated towel rail, and ceramic floor tiles.
Externally, the property sits on a good-sized plot, the garden towards the front elevation is mainly laid to stone chippings, and benefits from off-street parking for a number of vehicles. The rear elevation has a decking area, perfect for al-fresco dining. Further to this the garden grounds are mainly laid to stone chippings and are enclosed by timber fencing. Located approximately half a mile off the A9 close to the Seaboard villages and the popular scattered community of Nigg. Close to the beaches where you can spot dolphins and Nigg Bay Nature Reserve where you can see many species of birds. Nigg Energy Park, a major employment centre of the area is close by. The Royal Burgh of Tain is approximately 3-4 miles away and offers a wide range of services and facilities that include one major bank, a medical practice, Lidl, Co-op, Tesco, Asda, a variety of local shops and hotels, two primary schools and Tain Royal Academy being the secondary school. A number of recreational pursuits can be enjoyed in the area such as various golf courses including Royal Dornoch, Tain, Portmahomack, bowls, fishing, cycling and tennis. The Highland capital, Inverness is located 34 miles to the south where all major transport links can be found. There is a railway station that gives access to Inverness, the Highland's capital city. The area itself is well known for its natural scenic beauty and abundance of wildlife.

Rooms & Dimensions

Entrance Vestibule
Approx 1.18m x 1.17m

Entrance Hall

Bedroom Two
Approx 3.80m x 2.50m

Bedroom Three
Approx 3.10m x 2.70m

Bathroom
Approx 1.86m x 1.68m

Bedroom One
Approx 3.20m x 3.00m

Bedroom One En-Suite Shower Room
Approx 1.70m x 1.20m

Kitchen
Approx 3.05m x 3.05m

Lounge/Dining Room
Approx 8.50m x 3.80m

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