





Excellent opportunity to purchase a walk-in detached bungalow in the pretty seaside village of Portmahomack. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms (1 En-suite) and Bathroom. This property is built to a high standard with excellent storage and bright rooms. Air Source underfloor heating and double glazing throughout. A gated gravel driveway provides off-street parking. Enclosed rear garden makes it safe for children and pets. Metal shed and wooden shed provide generous storage. A stroll from the scenic harbour and beautiful sandy beach. Viewing is highly recommended.

Portmahomack is an unspoilt fishing village and highly regarded holiday destination, boasting the lowest rainfall in the Highlands. The main street in Portmahomack follows the curve of the sandy beach and is very scenic with beautiful sea views. There is the popular Castle Hotel, renowned Tarbat Golf Club, a primary school and busy Post Office/village shop. The Carnegie Hall Cafe and the Oystercatcher seafood restaurant also provide dining opportunities. The Famous Royal Dornoch Golf Club and Tain Golf Club's historic links course are close by. Local amenities include the Tarbat Discovery Centre, wild swimming, riding, cycling and mountain-biking. Further amenities can be found in nearby Tain including supermarkets, a post office and secondary schooling. Deer are frequently seen from the house.



Entrance Vestibule: *a.88m x 1.66m*

A paved ramp leads to the attractive wooden front door with glass detail and glazed side panel. The welcoming vestibule leads through to the main hallway. Large coat cupboard ideal for storing outdoor gear also has the electric consumer unit.

Hall:

The hall provides access to all the accommodation. Smoke alarm. Shelled linen cupboard. Access hatch to the attic.

Living Room: *5.55m x 3.96m*

Bright and spacious double aspect room with windows overlooking the front and side.

Kitchen/Diner: *6.25m (w) x 3.37m*

Generous open-plan kitchen/diner with two windows to the front making this a bright room. A range of modern fitted wall & floor mounted units with under-unit lighting. Ample work surfaces with matching upstands. Integral Neff washing machine, fridge, freezer, double oven, electric hob and extractor hood. The Beko washing machine is included. Stainless steel 1½ sink/drainer. Adjoining the kitchen is a practical dining area with a window to the front.

Bedroom 1: *4.58m x 3.20m*

Well-proportioned room with window to the side overlooking the garden to the fields beyond. Two built-in double wardrobes with mirrored doors provide excellent storage.

En-Suite: *1.60m x 2.32m*

Practical en-suite with window to the side. WC, wash hand basin with cupboard below and mains shower. Extractor fan. Heated towel rail.

Bedroom 2: *3.89m x 2.54m*

With window to the rear. Built-in wardrobe with mirrored doors.

Bedroom 3: *3.45m x 2.54m*

With window to the rear. Built-in wardrobe with mirror doors.





Bathroom: 2.54m x 2.05m

Practical room with window to the rear. Wash hand basin with cupboard storage below, WC and bath with mains shower over. Wet wall panelling. Extractor fan and heated towel rail

Garden:

Garden ground to the front, rear and side of the property. Ramp access to the front door and paved path to rear. The front garden has a gated gravel driveway for off-street parking. A large well-stocked flower bed. The enclosed rear garden has an area of grass and low maintenance gravelled areas. Sunny, sheltered area, ideal for sitting out. Large metal shed and further wooden shed provide storage for outdoor gear and gardening implements. External sockets, tap and lighting.

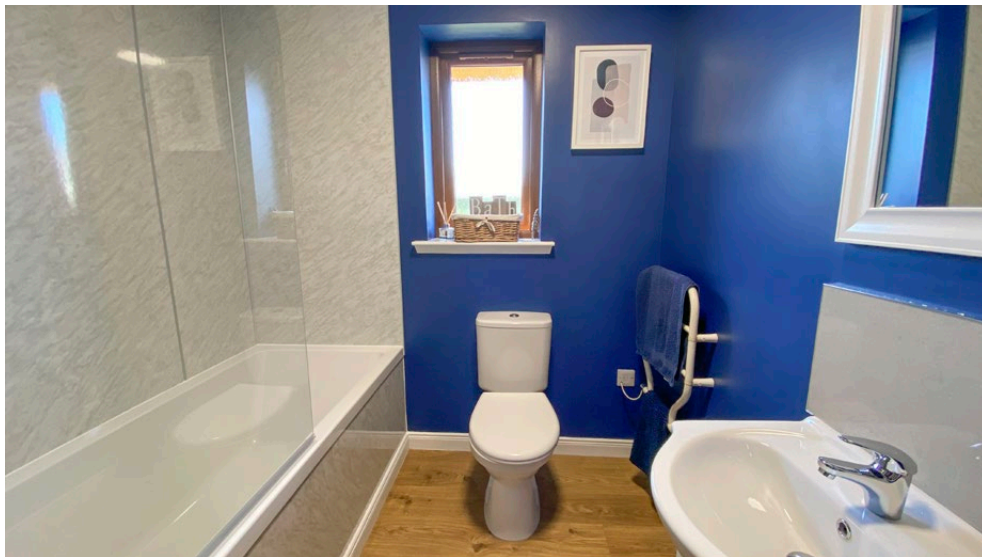
Viewing:

Contact the Selling Agents.

EPC Rating: C

Location:

<https://w3w.co/glorious.diver.unspoiled>



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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