

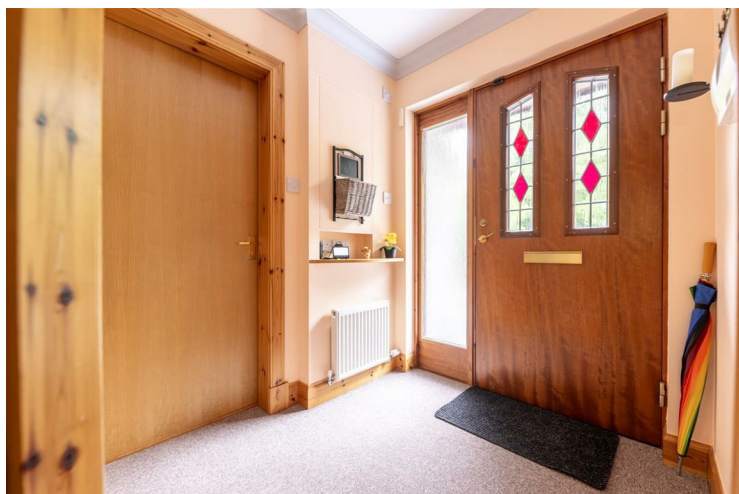


Innes & Mackay

## Tigh Breagha, Kildary, by Tain, Invergordon, IV18

- DETACHED FAMILY HOME WITH GARAGE
- THREE/FOUR BEDROOMS - MASTER EN-SUITE
- EXCELLENT STORAGE
- OIL CENTRAL HEATING
- DOUBLE GLAZED
- MATURE GARDENS
- HOME REPORT AVAILABLE UNDER EPC LINK

**Offers Over  
£320,000**



## DESCRIPTION

Viewing comes highly recommended for this well maintained and presented family home located on the edge of Kildary close to local amenities. The property built approximately twenty years ago offers generous and well proportioned accommodation throughout and benefits from the most amazing storage. Tigh Breagha sits in mature gardens and only by viewing will one appreciate what this lovely property has to offer.

## LOCATION

Tigh Breagha is situated within easy reach of both Tain and Invergordon. Tain provides a good range of local amenities including several supermarkets. Invergordon also provides a good selection of everyday amenities, including shops, restaurants, cafés and a supermarket. The property sits in the catchment area for Milton primary school and Invergordon Academy. Inverness, the capital of the Highlands is only 29 miles away and provides further shopping, leisure and cultural facilities. The property is also perfectly placed to explore the delights of the east coast and Highlands beyond, including sailing on the Cromarty Firth and a range of stunning hiking, cycling and riding routes. Further leisure facilities include golf at both Tain and Invergordon with many other courses slightly further afield, while the town also has a leisure centre with a swimming pool. The area is well connected,

with the A9 nearby providing easy access to Inverness.

Rail services are available from Tain and Invergordon, with Inverness Airport 36 miles away which provides a good selection of domestic and European flights.

## GARDENS

Access to this property is via a single track shared driveway with the immediate neighbour, leading to the turning and parking area for a number of cars. The wrap around gardens here are laid to grass and enclosed with a lovely selection of mature trees, shrubs and plants not only providing a natural habitat for wildlife and birds but also excellent screening and privacy. To the rear behind the detached garage is a quiet area ideal for contemplation and your own thoughts.

## ENTRANCE VESTIBULE

Part glazed door with panel to the side opens into the vestibule providing a pleasing entrance to this desirable family home. Located off here is the Cloakroom. The cloakroom is furnished with a dual flush WC and wash hand basin a Velux window provides a flood of natural light. Glazed door opens through to the hallway.

## HALLWAY

The carpeted hallway is a spacious area and provides access to the lounge, kitchen and bedroom 4/dining room. Good storage is provided by two built in cupboards, Carpeted stairs lead up to the first floor landing.



## KITCHEN

4.73m x 4.46m (15'6" x 14'7")

The kitchen is fitted with a good range of floor based units and wall mounted cupboards all providing good storage and working areas, Inset in the work counter is the one and a half bowl stainless steel sink with drainer to the side along with an electric hob with oven under and extractor hood above, There is space for a fridge freezer, and integrally fitted is the dishwasher. Double aspect windows provide a good source of natural light to this room and access through to the utility room is from the kitchen. Attractive tiling between the units, carpet tiles and downlighters complete the kitchen.

## UTILITY ROOM

2.89m x 1.92m (9'5" x 6'3")

The utility room which has a window to the front, is fitted with floor based units and wall mounted cupboards providing good storage and working areas. Below the work counter, is space and plumbing for a washing machine and tumble dryer. A good sized built in cupboard provides storage and a part glazed door allows access to the side of the property.

## LOUNGE

6.78m x 4.32m (22'2" x 14'2" )

Part glazed double doors announce the lounge which is a generous sized and comfortable room. Laid with carpet,

this room has a window to the front and French doors opening out to the rear garden. A feature of the lounge is the marble hearth with pine surround which houses the log coal effect fire.

## DINING ROOM/BEDROOM 4

3.97m x 3.81m (13'0" x 12'5")

The dining room which could be utilised as a fourth bedroom is a double room, located to the rear elevation and benefits from a built in cupboard providing good storage. Carpet.

## UPPER LANDING

Carpeted stairs lead up to the bright and spacious landing which has a window to the front allowing flood of natural light. Located off the landing are three bedrooms and the family bathroom. Good storage is provided by built in cupboards and a hatch allows access to the attic space.

## MASTER BEDROOM & EN-SUITE

4.86m x 4.31m (15'11" x 14'1")

The master bedroom is a bright room by virtue of the double Velux windows to the rear and further window to the side. This room benefits from two built in wardrobes and a door leads through to the en-suite. Carpet completes the master bedroom.



## EN-SUITE

2.58m x 1.83m (8'5" x 6'0" )

The en-suite is furnished with a wash hand basin and dual flush WC inset in a vanity unit which also provides cupboards space under, There is a shower cubicle housing a mains shower and Velux window allows natural light to this room. Carpet tiles and tiling above the vanity unit gives the en-suite a pleasing finish.

## BEDROOM 2

4.86m x 4.31m (15'11" x 14'1" )

The second bedroom is another generous sized double room with double Velux windows to the rear elevation together with a window to the side. Two built in cupboards provide good storage and hanging rails. Carpet completes bedroom two.

## BEDROOM 3

3.31m x 3.06m (10'10" x 10'0")

Bedroom three located to the rear elevation benefits from built in double wardrobes. Carpet completes this room.

## BATHROOM

2.45m x 1.84m (8'0" x 6'0")

The family bathroom is furnished with a three piece suite comprising a bath, vanity unit housing a wash hand basin and dual flush WC. Carpet completes this room.

## HEATING

Oil fired central heating.

## GLAZING

The property is fully double glazed.

## PARKING

Ample off road parking. Please note that the access to the property is shared with the neighbouring property.

## COUNCIL TAX

Band F

## EPC

Band C76

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, hob, oven and cooker hood, integrated dishwasher, washing machine and tumble dryer are all included in the sale,

## SERVICES

Mains water, drainage, electricity, telephone and TV points.

## VIEWING

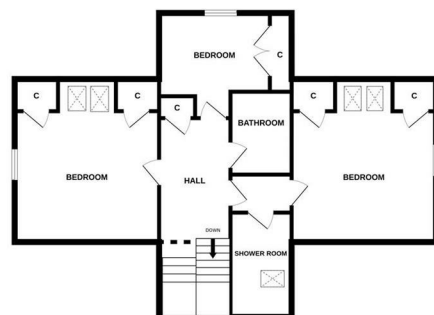
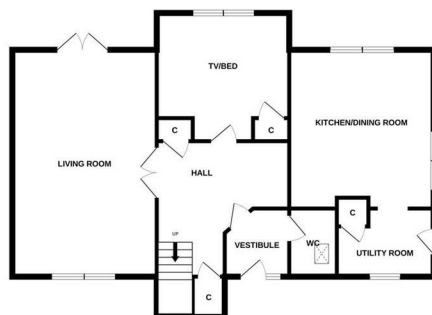
Viewing is through Innes and Mackay property department (01463) 251200 or directly with the sellers, Mr and Mrs Simpson on 07875738753.

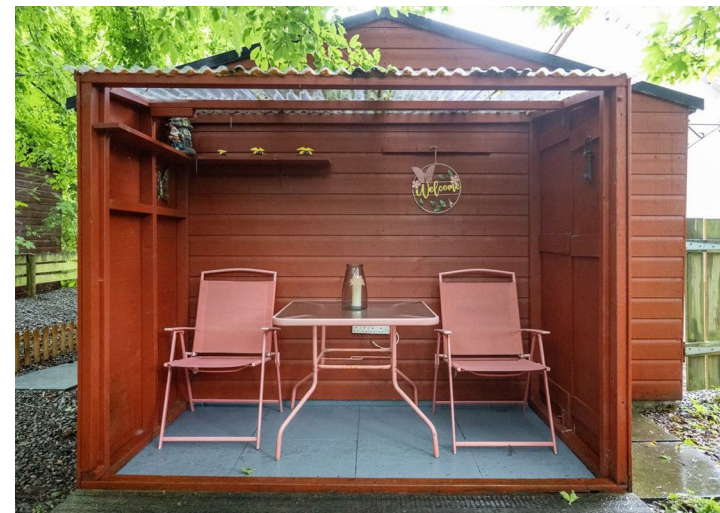




GROUND FLOOR

1ST FLOOR





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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