

Macmillan & Co

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THE HAWTHORNS, NEWTON, BY TAIN, ROSS-SHIRE, IV20 1RU



**ACCOMMODATION:- ENTRANCE VESTIBULE, LOUNGE,
DINING ROOM, DINING KITCHEN, CONSERVATORY,
FOUR BEDROOMS (ONE EN-SUITE), BATHROOM**

Detached bungalow with views across to the Dornoch Firth and the hills of Sutherland beyond. Newton is located just a few miles from Tain . Double glazed throughout. LPG gas central heating. Detached double garage. Ample space for parking. The garden grounds are well maintained and fully enclosed. Entry by arrangement. Viewing is highly recommended.

OFFERS OVER £220,000

HSPC Ref No: 43666



ACCOMMODATION

The property is accessed from the public road by a paved path to the front door. The UPVC front door has a leaded panel and opens into:-

ENTRANCE VESTIBULE

Wood panelled walls. Carpet. Glazed door leading to:-

HALL

L-shaped with access to most rooms. Radiator. Hatch to loft which is partially floored. Shelved storage cupboard.

LOUNGE

Entered though 15 pane glazed door from Hall. Picture window to front with views across the Dornoch Firth to the Sutherland Hills. Gas fire with back boiler.

Stone fire surround and shelves. Tiled hearth and wooden mantle. Pine panelling on two walls with alcove and light. Chandelier. Radiator. Carpet. 15 pane glazed double doors to:-



4.53m x 4.40m

DINING ROOM

3.78m x 2.91m

Radiator. Chandelier. Hatch to Kitchen. Carpet. Access via step down to:-



CONSERVATORY

3.53m x 2.49m

Overlooking the rear garden and the woods beyond. Radiator. Roof and window blinds. Wooden panelling. Wooden Floor. Dimmer switches on two wall lights.

DINING KITCHEN

5.50m x 3.50m

Ample wooden wall and floor units and work surfaces. Tiled above work surfaces. Rangemaster 110 cooker with gas hob and electric oven. Extractor above. Dishwasher. Stainless steel sink and drainer. Carpet. Window to rear with blind. Hatch to dining room. Ample space for dining table and chairs. Radiator.





Inset ceiling lights. Slide/tilt patio doors lead from the dining area into the rear garden.

BEDROOM 4 **3.63m x 2.65m**
Window to front. Radiator. Blinds. Carpet. Currently used as a study.



BEDROOM 3 **3.63m x 2.92m**
Window to front. Radiator. Blinds. Carpet.

BEDROOM 2 **3.61m x 2.91m**
Window to front. Radiator. Blinds. Carpet.

BEDROOM 1 **3.52m x 3.35m**
Window to rear. Radiator. Blinds. Carpet. Inset ceiling lights. Built in wardrobes with 2 glass sliding doors and 2 pine doors.



EN-SUITE SHOWER ROOM **1.90m x 1.20m**
Fully tiled. Wash hand basin, toilet and shower tray with curtain. Electric shower. Towel rail. Radiator. 2 ceiling spot lights. Light/shaver socket. Vinyl flooring.

BATHROOM **3.50m x 2.28m**
Window to rear. Wash hand basin set into vanity unit. Toilet, bath and shower cubicle. Storage cupboards with louvre doors and shelving. Heated towel rail. Carpet. Tiled walls.



GARDEN

Double gates to driveway at front of house and single gate to path to front door. The front garden is mainly laid to lawn with borders. Area of garden to side which is lawn and where the gas tank is located. Hedge and mature trees. The rear garden has a patio area. Garden to the other side is mainly gravelled with paved areas. Raised planters and trellis. Access to the detached double garage is taken via a shared access road from the public road. Parking for several cars. The double garage has power and light, 2 up-and-over doors. Windows to side. Garage also has two separate rooms to the side. Greenhouse.

EXTRAS

All curtains, blinds and fitted floor coverings, cooker and dishwasher are included.

SERVICES

Mains electricity, water and drainage. LPG Gas.

COUNCIL TAX

Band E.

VIEWING

By appointment only with the selling agents. Prospective viewers should not call at the property without an appointment.

ENTRY

On a date to be mutually agreed between the seller and the purchaser.

OFFERS

Formal offers in writing in Scottish Legal form should be submitted to Macmillan & Co, Solicitors, 87/89 High Street, Alness, Ross-shire, IV17 0SH.

CLOSING DATE

The seller reserves the right to accept a suitable offer at any time without advertising a closing date but if a closing date is fixed and circumstances permit this will be advertised and intimated to all interested parties who leave their name and address with Macmillan & Co for that purpose.

DISCLAIMER

The information set out here is provided for the convenience and guidance of interested parties. While believed to be true and accurate no statement here nor any representation made by or on behalf of the seller in amplification is guaranteed to be correct. All measurements are approximate. Intending purchasers will be given all assistance to verify for themselves any point of vital importance to them.



DIRECTIONS

From Tain take the road to Portmahomack. Approximately three miles along this road turn right signposted Newton. Follow the road to the next crossroads and at the crossroads turn left. Newton is located a short distance along this road. The Hawthorns is the second house on the right.