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BELOW HOME REPORT VALUATION



7 ARTHURVILLE GARDENS TAIN, ROSS-SHIRE IV19 IPL

OFFERS OVER: £229,995

Spacious detached bungalow in Arthurville Gardens, a quiet residential development on the outskirts of Tain. Accommodation: Vestibule, Hall, Living Room, Conservatory, Dining Room, Kitchen/Diner, Utility Room, Cloakroom, 4 Bedrooms (1 Ensuite) and Bathroom. The houses are of a variety of styles which add to the charm of the area. Many are bounded by the original stone wall which dates back to the old Arthurville poor house. Views are enjoyed over surrounding farm land with the Dornoch Firth in the distance. This is a substantial detached property situated in a desirable quiet cul-de-sac. DG and LPG gas CH. Would make an ideal family home and also ideal for B&B. With good size garden ground making it ideal for children or pets. Viewing is essential to appreciate this quality family home.

HSPC Ref: MK04/46918

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP





Living Room: 4.74m x 5.51m

Well proportioned double aspect room with picture window to the front looking out towards the Dornoch Firth and further window to the side. There is a feature fireplace with living flame inset. Corniced ceiling. French doors lead through to the kitchen. Radiator.



The location of the property provides easy access to the A9 for travelling north or south. Despite the semi-rural location, the centre of Tain is within walking distance and the High Street is approximately 10 minutes walk away where shops, cafes, restaurants and banking services can be found. The town has Asda, Tesco, Lidl and Co-operative supermarkets, a medical practice, primary and secondary education, a golf club and hotels. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.

Vestibule: 1.27m x 1.41m

An external covered porch leads up to the front door where there is a vestibule. Glazed doorway that leads through to the hall.

T Shaped Hall:

The hall has access to all the accommodation in the house. Walk-in alcove, used for storing coats but could also be used as a mini-office. A door in the hall separates the main hall from the bedroom accommodation. The bedroom hall provides access to 4 bedrooms and a family bathroom, there is an airing cupboard at the end of the hall. Two radiators.

Kitchen/Diner: 5.43m x 4.63m

Modern fitted kitchen with beech wall and floor mounted units set off by granite effect worktops. Central island with electric double oven and hob. Integral fridge and dishwasher. Stainless steel sink and drainer. The kitchen has ample space for dining and there is quality laminate flooring. Radiator.





Utility Room: 3m x 2.40m

With base unit, stainless steel sink and drainer. Ample room for washing machine. Laminate floor. Door to the garden.

Conservatory: 4.94m x 3.60m

Attractive conservatory, glazed on 3 sides with a striking roof. French doors lead out to the ornamental patio. Laminate flooring, electric heater and ceiling fan.

Dining Room: 4m x 3.65m

Could be used as an additional bedroom if required. Window to the front. Radiator,

Cloakroom: 1.36m x 1.42m

Practical room with WC and wash hand basin. Laminate floor. Radiator.



Bedroom 1: 2.86m x 2.53m

Situated to the rear. Double wardrobe with hanging rail and top shelf. Radiator.

Bedroom 2: 3.56m x 3.80m

Situated at the front. Double wardrobe with hanging rail and top shelf. Views of farm land and the Dornoch firth. Radiator.

Bedroom 3: 4.17m x 3.53m

Good size bedroom situated at the front with views across the surrounding countryside. Double wardrobe with hanging rail and top shelf. Radiator.



Bedroom 4: 4.14m x 3.56m

Situated to the rear looking south towards Tain Hill. Mirrored double wardrobe with hanging rail and top shelf. Radiator. En-suite.



En-suite: 3.54m x 1.07m

With WC, wash hand basin and shower set in tiled enclosure. Laminate flooring. Radiator.

Bathroom: 1.68m x 3.51m

Luxurious corner bath with chrome shower attachment. WC, wash hand basin and shower set in tiled enclosure. Dado rail and laminate flooring. Radiator.



Garden:

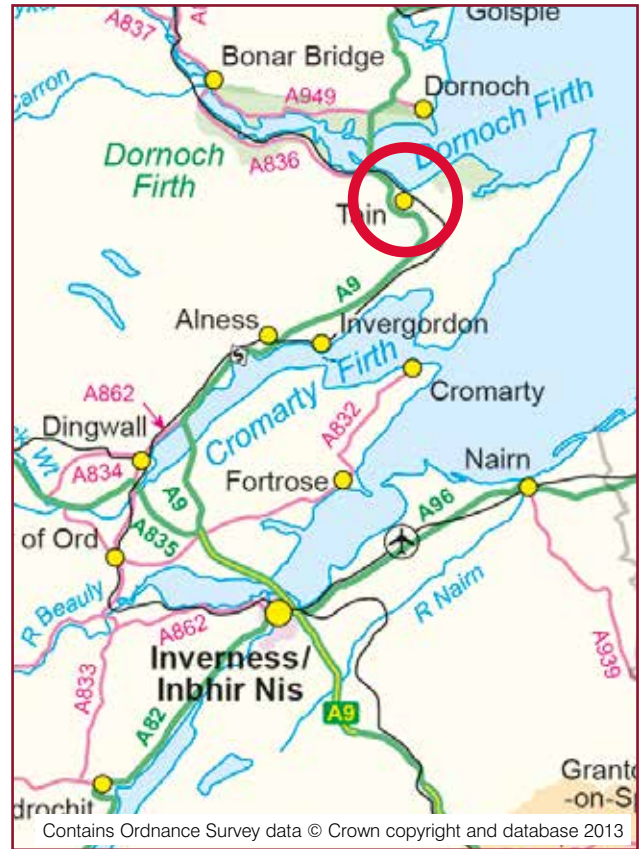
A mono-block drive leads up to the property with space for parking 2 or 3 cars. The front garden is laid to grass with a conifer hedge. Substantial single garage with a concrete floor and up, over door, power and lights. The garage has fitted shelving and a pedestrian door to the garden.

The generous rear garden has an ornamental patio, whirlygig and is laid to grass. This garden is fully enclosed making it safe for children and pets. The original stone wall at Arthurville is an impressive garden feature and offer a degree of privacy.

Viewing:

Please contact Mrs Butchard on 01862 894201 or 07926084885

EPC Rating: E



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.

