

# MACKENZIE & CORMACK

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## LOWER ARBOLL BUNGALOW, INVER, PORTMAHOMACK, ROSS-SHIRE IV20 1SQ

OFFERS OVER £135,000

Detached bungalow quietly situated at the end of a track in a semi-rural area. Benefitting from panoramic views overlooking the village of Inver and across the Dornoch Firth to Sutherland. Accommodation: Ent Vest, Hall, Living Room, Kitchen, Rear Porch, 3 Bedrooms and Bathroom. Double glazed, dual-fuel heating with oil fired central heating and a multi-fuel stove also heating the radiators and water. Gravel driveway parking and large enclosed garden. The property requires upgrading and is an ideal project with superb possibilities to take advantage of the views.

HSPC REF: MK04/58322

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Lower Arboll is a semi-rural area overlooking the coastal village of Inver on the shores of the Dornoch Firth. Inver has a thriving community with an acclaimed primary school and community centre where numerous clubs and activities take place. Tain is approximately 6 miles away with secondary education and many other shops and services including three supermarkets. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 38 miles to the south where all major transport links can be found. A commuter train leaves from Tain to Inverness daily.

**Entrance Vestibule:** 1.19m x 0.98m

Entered via a wooden door with fanlight. Fuses. Further wooden door with glazed panels to hall.

**Hall:**

Light hall providing access to all the accommodation. Practical shelved cupboard and further cupboard stores the hot water tank. Glazed access hatch to the partially floored loft which has a skylight. Radiator.

**Living Room:** 4.86m x 3.86m (to bay)

Generously proportioned room with bay window to the front overlooking the garden. Multi-fuel stove set on a slate hearth with tiled surround and wooden mantel. Radiator.

**Kitchen:** 3.95m x 2.91m (w)

Bright kitchen with wall and floor mounted units providing ample storage space and work surfaces. 1½ sink and drainer, tiled splashbacks and tiled floor. Integrated electric hob with extractor hood and oven. Plumbed for dishwasher and washing machine. Window to rear with views across the Dornoch Firth to the Sutherland Hills. Original stove creates a characterful feature. Radiator.

**Bedroom 1:** 4.15m x 3.02m

Spacious room with window to the rear providing panoramic views to Sutherland. Two built-in double wardrobes with excellent storage. Radiator.

**Bedroom 2:** 3.09m x 2.92m

With window to the side and views to the Portmahomack. Built-in wardrobe. Radiator.

**Bedroom 3:** 4.16m x 3.09m

Light room with window overlooking the front garden. Currently used as a dining room. Built-in wardrobe. Radiator.

**Bathroom:** 2.14m x 1.83m

With white three piece suite comprising WC, wash hand basin and bath with electric shower over. Window to the rear. Wet wall panelling and extractor fan. Towel radiator.

**Garden:**

Generous garden enclosed with post and wire stock fencing. A metal gate opens to a gravel driveway with parking for a number of vehicles. A pedestrian wooden gate opens to the side. The majority of the garden lies to the front and is mainly laid to grass with mature shrubs and trees. Garden ground to the rear and side with stunning panoramic views. External lights and tap.

**Viewing:**

Please contact the Selling Agents.

**EPC Rating:** E

**NOTE:**

The half-mile track down to the property must be taken with care as it is in a poor condition. There are two farm gates which must be closed to protect livestock.



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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.