

**Struan, Balmuchy
Fearn
IV20 IWN**



A four bedroom detached bungalow that is originally of non-traditional construction, but which is fully double glazed, has oil fired central heating and boasts well proportioned accommodation spread over one floor. The property has many pleasing features including a multi fuel stove, an en-suite to the principal bedroom and a detached double garage. This bungalow occupies a generous plot that enjoys views over the surrounding countryside.

OFFERS OVER £200,000

The Property Shop, 47 Church Street, Inverness
Telephone: 01463 225 533 Fax: 01463 225 165
Email: property@munronoble.com



PROPERTY

This detached bungalow has well proportioned accommodation within that consists of an entrance hall, a lounge/dining room with multi fuel stove, a modern kitchen, a utility room, a family bathroom and four bedrooms the principal of which having an en-suite shower room. The property was originally of Speyroc non-traditional construction but has been overlaid with concrete blocks circa 1993 with architect/engineering supervision. Because of the nature of the construction potential purchasers are advised to read the content of the Home Report as the property is not currently deemed as fully mortgageable and potential purchasers should take the advice of a financial advisor if required.

LOCATION

The property is located close to the village of Fearn in Easter Ross. Local amenities in Fearn include a village shop, public house and primary school. Further amenities can be found in Tain and include a selection of local shops, hotels, primary and secondary schooling, a medical centre, a golf course and a supermarket. The city of Inverness is approximately 35 miles away.

GARDEN

The generous gardens surround the property and are mainly laid to grass whilst having a number of flower beds as well as vegetable beds. There is a gravel driveway that runs to the front and to one side elevation that provides ample space for parking for a number of vehicles and which leads to the detached double garage. Within the curtilage can be found a log store, a timber shed, a block built green house and a covered seating area.



GENERAL DESCRIPTION

The front door opens onto the entrance hall.

ENTRANCE HALL

The hall has a tiled floor, a radiator and has two glazed doors, one to the lounge/dining room and the other to the kitchen. There are further doors to cloak cupboard, the bathroom and all four bedrooms.

LOUNGE/DINING ROOM

Approx 8.83m x 4.09m

The lounge area of this room is carpeted, has a radiator and there is a bay window to the front elevation. A multi fuel stove set on a slate hearth with wooden mantle piece provides a pleasing focal point. The dining area has wooden flooring, two radiators and double glazed patio doors that open onto the patio/ BBQ area that lies to the side. There is a glazed door to the kitchen.

KITCHEN

Approx 6.61m x 2.85m

The door of this room has been tiled, it has a radiator and is a double aspect room having windows to the side and rear elevations. It comprises a breakfast bar, wall and base mounted units with worktops and splash back tiling. It has an integral electric double oven, a five ring gas hob with extractor over, a 1 ½ bowl sink drainer with mixer tap and an integral dishwasher. There is space for an American style fridge freezer and there is a door to the utility room.

UTILITY ROOM

Approx 1.65m x 2.70m

The utility room also has a tiled floor, a window to the rear elevation and has both worktops and open shelving. Here can be found a stainless steel sink drainer with mixer tap and plumbing for a washing machine. There is a double glazed door to the rear garden.

BATHROOM

Approx 1.79m x 2.43m

The family bathroom comprises a WC, a wash hand basin with vanity unit and a bath with a shower mixer tap. The floor is tiled, the walls partially so, it has a radiator, an extractor fan and there is a window to the rear.

BEDROOM

Approx 3.25m x 2.98m

This bedroom is carpeted, has a radiator and there is a window to the rear elevation.

BEDROOM

Approx 3.23m x 3.64m

Having a double fitted wardrobe this bedroom is carpeted, has a window to the front elevation and has a radiator.

BEDROOM

Approx 2.62m x 2.94m

The smallest bedroom is carpeted, has a radiator and there is a window that is to the rear.

BEDROOM

Approx 3.65m x 5.39m (at widest points)

The principal bedroom has a radiator, a window to the front elevation, is carpeted and has two double fitted wardrobes. There is a door to the en-suite shower room and a door to a walk in linen cupboard (approximately 2.24m x 1.49m) which houses the boiler and which has a window to the rear.



EN-SUITE

Approx 2.67m x 2.19m

The floor and walls of the en-suite are tiled and it comprises a WC, a wash hand basin with vanity unit and a tiled shower cubicle. There is an extractor fan, a radiator as well as a ladder radiator and there is a window to the rear elevation.

GARAGE

Approx 5.30m x 6.37m

The detached double garage has power, lighting, an electric up and over door and an inspection pit.

SERVICES

Mains water and electricity. LPG. Drainage to a septic tank.

GLAZING

Double glazed windows throughout.

HEATING

Oil fired central heating.

EXTRAS

All carpets and fitted floor coverings. The free standing white goods may be available under separate negotiation.

VIEWING

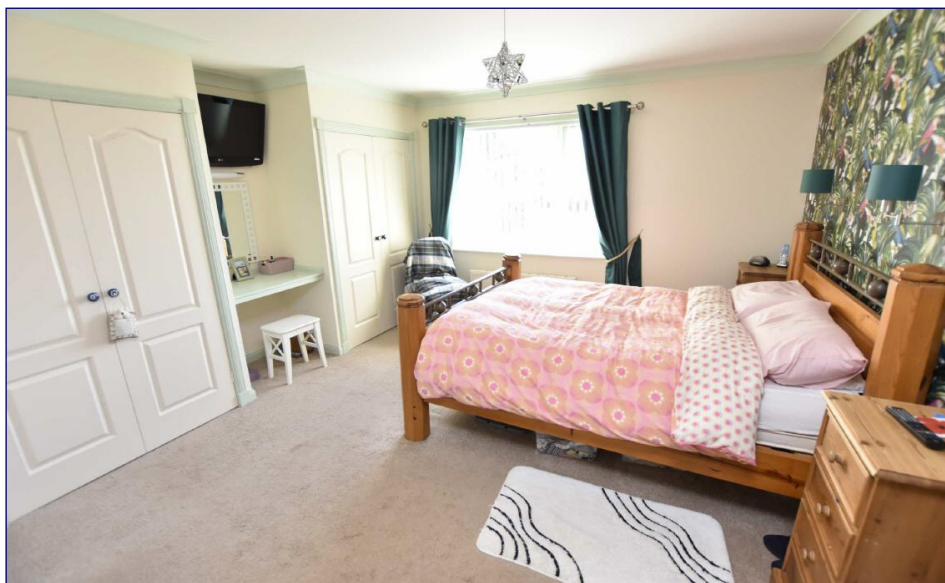
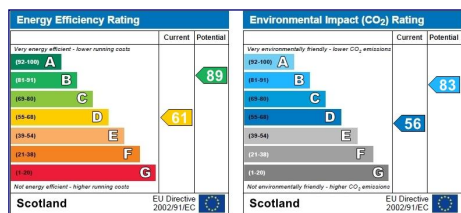
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

ENTRY

By mutual agreement.

HOME REPORT

A Home Report is available for this property.



DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Munro & Noble

These particulars are believed to be correct but are not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.