

**Tighlochan
Scourie
IV27 4SX**



This three bedroom detached bungalow is located on the outskirts of the picturesque village of Scourie on the North Coast 500 route in an area renowned for its natural beauty. The property features oil fired central heating, a conservatory and a detached double garage.

OFFERS OVER £145,000

HSPC Reference: 57379

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



PROPERTY

Located in rural location on the outskirts of the village of Scourie this detached bungalow comprises of an entrance hall, a conservatory, a lounge, a dining room, a kitchen/utility room, three bedrooms, a shower room and a bathroom. The property features oil fired central heating, a detached double garage and generous garden grounds. The property is well-proportioned throughout and will appeal to a wide range of prospective purchasers. Only by viewing can one fully appreciate the accommodation on offer.

GARDENS

The garden grounds extend to the front, side and rear elevations, are mainly laid to grass and are enclosed by a combination of wire fencing and hedging. There is gated access to the driveway which provides ample off-road parking and leads to a detached double garage.

LOCATION

The property is located on the outskirts of the village of Scourie on the North West of Scotland. Local amenities include a general store, a doctors surgery, a Post Office, a bank and a fuel garage. Primary schooling can be found in Scourie and secondary pupils attend Kinlochbervie High School.



ENTRANCE PORCH

The entrance porch is accessed via a door from the garden, has an archway through to the conservatory and a door to the hallway.

CONSERVATORY

Approx. 3.02m x 3.35m

The conservatory overlooks the gardens and is accessed via the entrance porch.

HALLWAY

The hallway has doors to the lounge, dining room, kitchen, shower room, bathroom and three bedrooms. There are three storage cupboards and a radiator.

LOUNGE

Approx. 5.38m x 4.51m

The lounge has a window overlooking the gardens, a feature wood-burner and a radiator.

GENERAL DESCRIPTION

DINING ROOM

Approx. 2.75m x 4.24m

The dining room has a window to the side elevation, a radiator and can be accessed via the hallway and the kitchen.

KITCHEN

Approx. 4.89m x 2.67m

The kitchen is fitted with both base and wall mounted units and has worktops, a 1½ bowl sink with drainer, an integrated gas hob, extractor fan and electric double oven. Doors gives access to the utility room, dining room and the hallway.

UTILITY ROOM

Approx. 2.76m x 1.65m

The utility room is fitted with base level units and has a 1½ bowl sink with drainer, a window to the side elevation and a door giving access to the gardens.

BEDROOM ONE

Approx. 3.75m x 2.94m

Bedroom one is accessed via the hallway and has a window overlooking the gardens, a radiator and a cupboard.

BEDROOM TWO

Approx. 3.97m x 2.95m

Bedroom two has a window overlooking the gardens and a radiator.

BEDROOM THREE

Approx. 2.96m x 2.34m

Bedroom three has a window to the rear elevation, a radiator and a built-in cupboard.

BATHROOM

Approx. 2.31m x 2.72m

The bathroom has a window to the front elevation and is fitted with a three-piece suite comprising of a bath with shower over, a WC and a vanity sink unit. There is complementary tiling and a radiator.

SHOWER ROOM

Approx. 2.75m x 1.06m

The shower room is fitted with a three-piece suite comprising of a WC, pedestal wash hand basin and a shower cubicle. There is a window to the front elevation and a radiator.

EXTRAS

All fitted carpets and floor coverings.

SERVICES

Services to be confirmed.

HEATING

Oil fired central heating.

**GLAZING**

Double-glazed windows throughout.

VIEWING

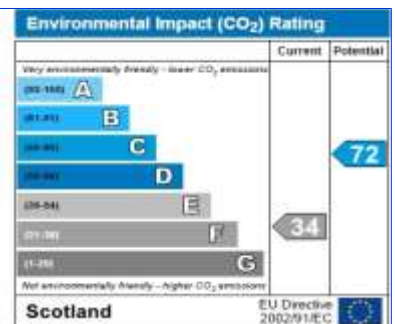
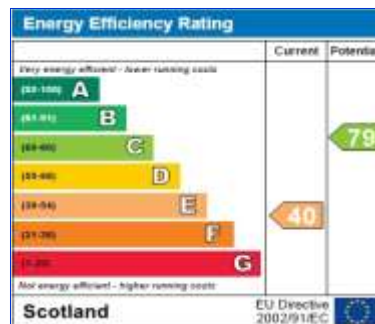
By appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

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.

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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.