



Struan

Fearn, Tain, Ross-Shire, IV20 1WN

Offers Over £250,000



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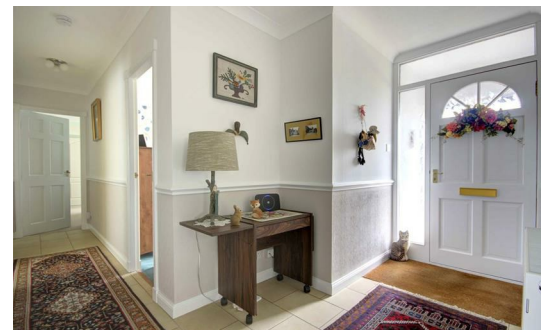
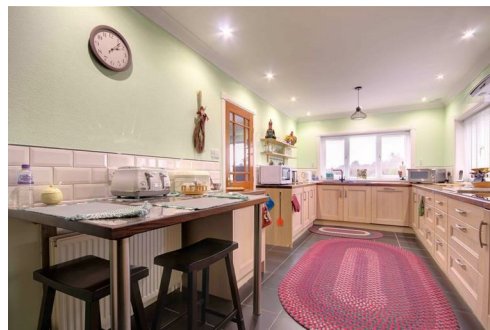


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This delightful 4 bedroom bungalow has been extended and well maintained. Struan sits in 0.4 acre garden (approx). The semi-circular driveway has ample parking for several cars along with a double garage. The garden is secure at the rear and has mature planting and raised beds. There is a covered seating area and open fields to the front and rear of the property.



HALL

Entry to the property through the front door accessed from the private driveway. All rooms lead off from the central hallway which has a storage cupboard and tiled floor.

SITTING/DINING ROOM 13'8" x 28'6"

A large room with bay window on one wall and patio doors on the other. Access from the hall and then doorway through to the kitchen. A great room with a focal fireplace set on slate with wood surround, TV on the wall, carpet in sitting area and flooring in dining area, both blinds are included.

KITCHEN/DINER 10'9" x 21'3"

A spacious kitchen/diner with dual aspect windows (blinds included) and door to the utility. An abundance of base units in pale beech, newly fitted integrated 5 ring burner hob, dishwasher, eye level double oven, American fridge/freezer and breakfast bar. Attic hatch.

UTILITY 4'11" x 8'6"

from the kitchen, the utility has worktop with sink and drainer, washing machine and tumble drier. There is additional shelving above. External door leads to the rear garden.

PRINCIPLE BEDROOM with EN SUITE 17'4" x 13'9" (8'6" x 6'10")

A large bedroom with 2 fitted wardrobes and dressing table between, a walk in closet and the sale includes fitted carpet and vertical blinds. The en suite shower room (2.60m x 2.10m) has a wash basin set in a vanity unit, w/c and walk in shower from the mains. Fully tiled and has a radiator and heated towel rail.

BEDROOM 2 10'2" x 11'5"

Bedroom looks out over the fields to the front of the property, has fitted wardrobe and carpet.

BEDROOM 3 9'2" x 10'2"

Bedroom includes fitted carpet and vertical blinds.

BEDROOM 4 9'2" x 8'2"

Bedroom includes fitted carpet and vertical blinds.

BATHROOM 7'6" x 5'6"

The bathroom has a white three piece suite comprising;- wash basin in vanity unit, w/c and bath with overhead shower. Heated towel rail and radiator. Partially tiled.

GARAGE & GARDEN

The house sits in 0.4 acre (approx) From the road the house has a very neat garden and driveway. There is further parking at the side leading to the garage. a gate leads into the rear and side garden which is mainly laid to lawn. A covered seating area with electric.

ADDITIONAL INFORMATION

Council Tax Band - D

Includes All Flooring, curtains and Blinds

White Goods Included

built 1973 Extended and External leaf 2007

External Oil Fired Boiler

Septic Tank within The Boundary

LOCATION

Located between Tain (6 miles) and Portmahomack and the seaboard villages. Tain has all the local amenities such as supermarkets, doctors, dentist, primary and secondary schools, local shops, bars and restaurants. Head east for 3 and 4 miles and you come to the coast with stunning beaches and local walks

Struan is located on the B9165 at Balmuchy junction. For directions please use What3words ///overlaps.somebody.brambles

VIRTUAL TOUR LINKS

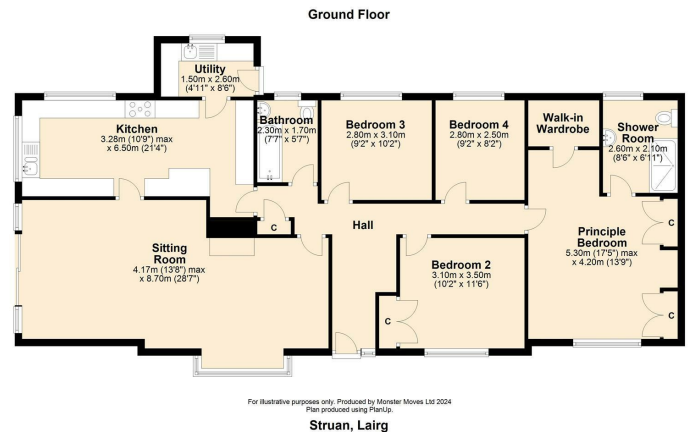
360 Tour - <https://www.madesnappy.co.uk/tour/1g171ge8ec>

Virtual Tour - <https://youtu.be/LAxpLfQ0Q-0>

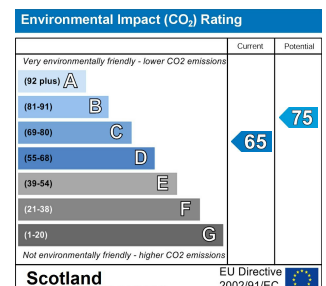
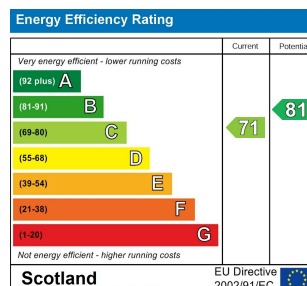
Area Map

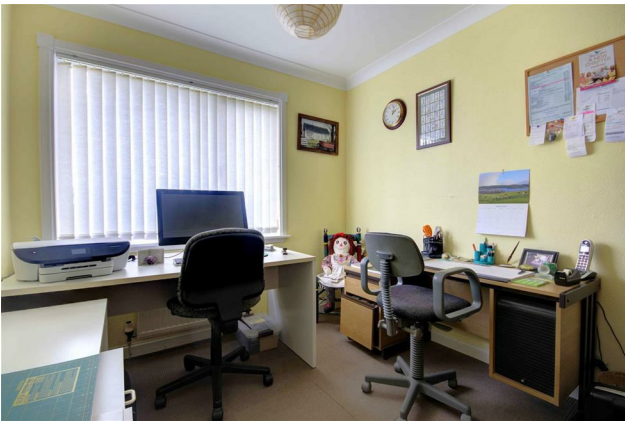


Floor Plans



Energy Efficiency Graph







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