



Residential Property

10B Carnegie Place, Portmahomack

Georgesons
Estate Agents



The Property

This modern semi-detached house is situated in an elevated position in the picturesque village of Portmahomack, just a short walk to the sandy beach. The property is in good decorative order throughout and the spacious accommodation comprises of lounge, kitchen/diner, two bedrooms, family bathroom and ground floor toilet. The property benefits from double glazing and electric storage heating throughout. There are gardens to the rear and side of property with summer house and garden shed. Lock block driveway for up to two cars to the front. An ideal first time buy, retirement home or buy to let investment.

The Area

Portmahomack is a small fishing village situated in an idyllic location on the Tarbat Peninsula. Tarbat Ness Lighthouse, one of the tallest lighthouses in Britain, is about three miles from the village. There is evidence of early settlement and the area seems to have been the site of significant activity during the time of the Picts and the Vikings. The Old Tarbat Parish Church houses the Tarbat Discovery Centre which is designed to provide visitors with an insight into the area's pictish past: complete with a life-size bronze of a Pictish Queen outside. The village is situated on a sandy bay and has a small harbour. The harbour is home to a small number of fishing boats and is also popular with leisure craft. Portmahomack lies inside the Moray Firth Special Area of Conservation with the associated dolphin and whale watching activity. The village has a primary school, golf course, hotel, a number of places to eat and a shop with a sub-post office. The nearest town with full services is Tain lying approximately ten miles to the west.

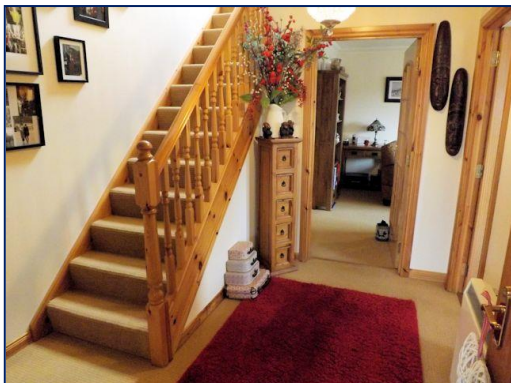


Entrance - Half Glazed wooden door.

Vestibule –Fifteen pane glass door.
Carpet flooring.



Hall – (L-shaped) hall with cloakroom and storage cupboard accessing kitchen, lounge and toilet. One double power point. Electric storage heater. One smoke detector. Carpet flooring.



Lounge – 5.0m x 3.5m. Four double power points. Electric storage heater. Television aerial outlet. Telephone point. Carpet flooring.

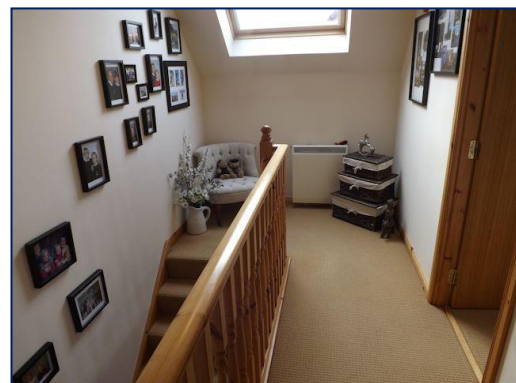


Kitchen/Diner – 4.8m x 3.3m. Double aspect room. Wall and base units. Stainless steel sink with drainer. Integral double oven, hob with vented hood, dishwasher and fridge. Four double power points and one single power point. Electric storage heater. Laminate flooring. Television aerial outlet.



Ground Floor Toilet – 1.7m x 1.2m WC, pedestal wash hand basin, Extractor fan, and Electric Towel Rail. Carpet flooring.

First Floor Landing – Electric panel heater. One double power point. Smoke detector. Carpet Flooring.



Bedroom 1 – 3.2m x 3.1m. Fitted wardrobe. Three double power points. Electric panel. Television aerial outlet. Flooring carpet.



Bedroom 2 – 3.1m x 2.6m. Fitted wardrobe, electric panel heater, three double power points. Television aerial outlet. Flooring Carpet.



Bathroom – 1.9m x 2.0m. Suite comprising WC, pedestal wash hand basin and bath with thermostatic shower. Heated towel rail. Extractor fan. Tiled walls. Laminate tile effect flooring.

Garden – Front, rear and side garden area laid with grass, flower beds and shrubs. Garden shed with electric. Summer house.

Portmahomack Beach with views to the Dornoch Firth and Sutherland Hills and beyond.



Postcode – IV20 1RH

Council Tax – Band B EPC – C69

Price – Offers over £140,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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