



Georgesons  
Estate Agents

## Residential Property

# 4 Shore Street, Inver, By Tain



### **The Property**

This shore front three bedroom mid-terraced bungalow is located in the quiet coastal village of Inver. In need of some modernisation the accommodation comprises entrance vestibule, lounge, kitchen/diner, three bedrooms and shower room. The property benefits from oil central heating complimented with an open fire in the lounge and double glazing throughout. There are fully enclosed gardens to the front of the property with off street parking and a large garage with an in floor mechanics pit, power and light. The sizable rear garden leads directly down to the shore where you can sit and watch the sun go down. The beautiful sandy beach is only a short stroll away. This would make an ideal family, first time buy or holiday home.

### **The Area**

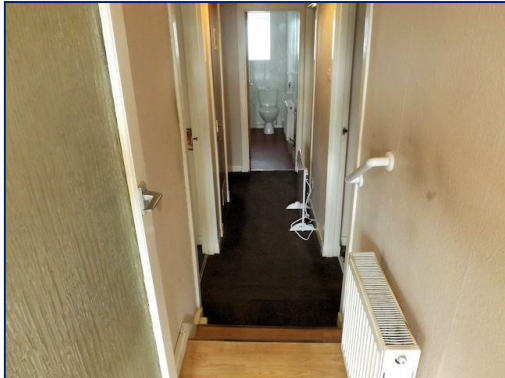
The village of Inver is set in the picturesque countryside of Easter Ross with spectacular views across the Dornoch Firth to the Sutherland Hills. A glorious sandy beach stretches along the coastline with a slipway for fishing or leisure craft. The village has a primary school, local pub and village hall that plays host to various groups/activities. Tain is the nearest town, approximately 6 miles away where professional, medical and banking services can be found. The town has all four major banks, a medical practice, Lidl, Co-op, Asda, Tesco and a variety of local shops and hotels, two primary schools and a secondary school. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train leaves from Tain to Inverness daily.



**A uPVC glazed front door with side panels leads to –**

**Entrance vestibule** –1.4m x 1.1m. leading to -

**Hall** – 4.4m x 0.9m. Accessing lounge, bedrooms and shower room. Radiator. One single power point. Smoke alarm. Loft hatch. Carpeted flooring.



**Lounge** – 5.0m x 4.9m. Open fire with stone hearth and surround. Large radiator. Two double and two single power points. TV point. Carpet flooring.



**Kitchen/Diner** – 5.8m x 3.5m. Wall and base units with stainless steel sink and drainer. Integrated oven and hob. Radiator. Six double and two single power points. Television point. Vinyl flooring. Patio doors leading to rear garden.



**Bedroom 1** – 5.0m x 3.2m. Fitted wardrobe with hanging rail. Radiator. Two double power points. Carpet flooring.



**Bedroom 2** – 3.6m x 3.2m. Fitted wardrobes with hanging rail. Radiator. Four double power points. Carpet flooring.



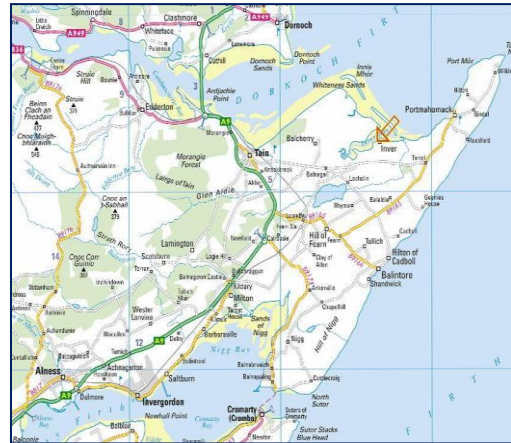
**Bedroom 3** – 3.5m x 2.1m. Radiator. Two single power points. Carpet flooring.

**Shower Room** – 2.4m x 1.5m. Suite comprising WC, vanity unit with wash hand basin and disabled shower enclosure. Radiator. Extractor fan. Vinyl flooring.



**Garden** – Fully enclosed garden area to front of the property with off street parking for several vehicles, garage, two sheds and a greenhouse. Large rear garden laid to lawn leading down to the shore front.

**Garage** – Large garage with power and light.



**Video** – A video of this property can be viewed on our website.

**Postcode** – IV20 1SF

**Council Tax** – Band C     **EPC** – E48

**Price** – Offers over £130,000 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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