



Residential Property

Rhanna, Broomhill, Newton, Tain

Georgesons
Estate Agents



The Property

This four bedroom detached bungalow is set in the rural hamlet of Newton on the outskirts of Tain. Immaculately presented, this property consists of lounge, large kitchen, dining-room/sun room, utility room, laundry room, four bedrooms all with fitted walk-in wardrobes (master bedroom has ensuite) and family bathroom. The property benefits from PVC double glazing with lots of natural light from all the windows and oil central heating throughout. The sun room has direct access to a large decked patio area and grassed lawn which surrounds the property. A tarred driveway leads to a single garage with car port and has parking for several vehicles. This property would make a lovely family home.

The Area

Newton is a small rural hamlet approximately 4 miles from Tain, which is a Royal Burgh in the Highland county of Ross and Cromarty and 2 miles from the coastal village of Inver with its glorious sandy beach and pleasure craft slipway. Tain has several attractions, including the Tolbooth, St Duthus Collegiate Church and a local history museum, Tain through Time. Glenmorangie Distillery is situated on the outskirts of the town. There are numerous woodland, hill and beach walks in the vicinity, along with mountain biking trails and golf courses. The town has all two major banks, a brand new medical centre, Lidl, Co-op, Asda, Tesco and a variety of traditional local shops and hotels. There are two primary schools, one with a Gaelic-medium section, a secondary school with community gym and swimming pool and a library. The town also has a links golf course, bowling green, tennis courts and children's play parks. The Highland capital, Inverness is 34 miles to the south, where all major transport links can be found. A commuter train and regular express bus services go from Tain to Inverness daily.



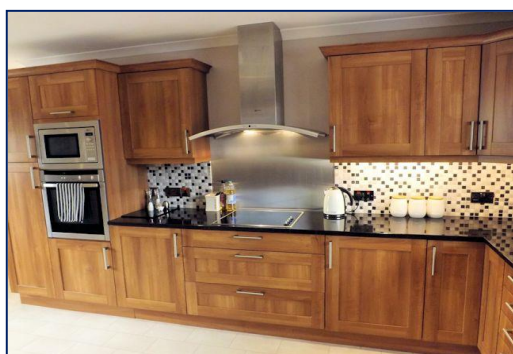
Hardwood front door leads to

Hall Way – 1.4m x 10.0m – Two Cupboards, Three Radiators. Two Single power points. Smoke Alarm. Flooring Carpet. Loft Access.

Lounge – 4.8m x 4.4m. Two radiators. Four double power points. TV aerial point. Feature electric fire with wooden surround. Carpet flooring



Kitchen – 6.2m x 3.4m. Fitted kitchen comprising of base units, wall units. Stainless steel one and half bowl sink and drainer. Built in electric oven and microwave oven, ceramic hob and cooker hood. Built in dishwasher. American style fridge-freezer. One radiator. Seven double power points. Two single power points.



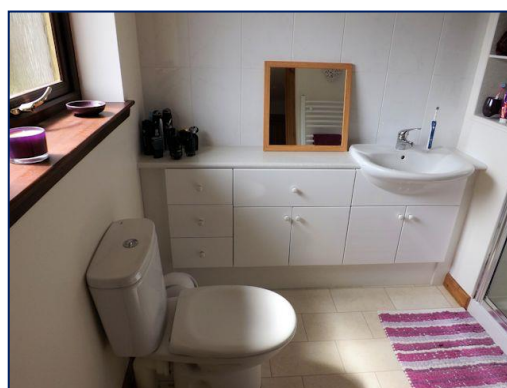
Dining-room/Sun Room - 6.2m x 3.4m. Double glass doors to rear decked area. One radiator. Five double points. Two single power points. TV aerial point. Flooring vinyl.



Master bedroom – 4.2m x 4.7m. Fitted wardrobe, One radiator. Five double power points. TV aerial point, Carpet flooring.



En suite – 1.7m x 2.5m. WC and fitted vanity unit. Shower enclosure with thermostatic shower, extractor fan. Heated towel rail.



Bedroom 2 – 3.7m x 3.3m – Fitted wardrobe. One radiator. Three double points. TV aerial point.

Bedroom 3 – 3.0m x 3.4m – Fitted wardrobe. One radiator. Three double power points. TV aerial point. Carpet Flooring.

Bedroom 4 – Fitted wardrobe. One radiator, Three double power points. TV aerial point.



Utility room – 3.0m x 1.7m. Base units with a stainless steel one and a half bowl sink and drainer. One double power point and two single power points. Radiator. Extractor fan. Back door to rear garden.

Bathroom – 3.0m x 1.34m. WC and pedestal wash hand basin. Bath Shower enclosure with thermostatic shower. Heated towel rail. Extractor fan. Storage cupboard. Laminate flooring.

Gardens – Fenced garden to front, side and rear mainly laid to lawn. Tarred driveway. Oil tank. Shed.



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

Postcode – IV20 1RU

Council Tax – Band E **EPC** – D56

Price – Offers over £245,000 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.

Georgesons Estate Agency Ltd

22 Bridge Street
Wick
Caithness KW1 4NG
Tel: (01955) 602222
Fax: (01955) 603016

19 Traill Street
Thurso
Caithness, KW14 8EG
Tel: (01847) 892225
Fax: (01847) 892235

22 High Street
Tain
Ross-shire, IV19 1AE
Tel: (01862) 892555
Fax: (01862) 894861

Email: karen@georgesonsproperty.co.uk Email: sarah@georgesonsproperty.co.uk

Email: tain@georgesonsproperty.co.uk