



2 EAST TARREL COTTAGES, PORTMAHOMACK IV20 1SL

Built in the early years of last century, as accommodation for farm workers on the nearby farm, but tastefully modernised over time this mid-terraced 1 ½ storey cottage (one of 3) is offered for sale. With period features, electric central heating and double glazing the property provides modern living in a rural location, with the village of Portmahomack only 2 miles away.

Portmahomack is a picturesque former fishing village on the Tarbat peninsula approx. 10 miles from Tain. Primary education is available at the village school, which also has a pre-school nursery. There is a harbour, pontoon and slipway, shop and Post Office, two Churches, a hotel, restaurant, café and a testing nine-hole golf course. Sea-angling, recreational sailing and shooting are available locally and the Tarbat Discovery Centre is also located here. Secondary schooling and bus and train connections to the north and south are available at Tain with Inverness about 45 minutes by car.

HSPC Ref No: 43669

ACCOMMODATION COMPRISES:

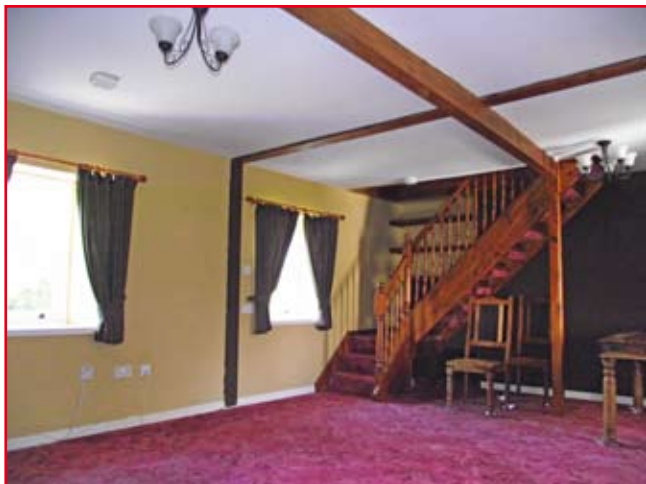
ENTRANCE PORCH with half glazed timber front door opening into:-

HALLWAY

Storage heater and large cupboard.

LIVING ROOM: (6.25M x 4.65M)

Fireplace with Caithness slab hearth and pine mantel, currently with insert electric fire, but capable of conversion to solid fuel. Storage heater. Natural wood finishes.



Leading to:-

KITCHEN: (4.90M x 2.40M)

Modern floor and wall units, larder unit, stainless steel sink and drainer, gas range-style cooker with extractor over. Washing machine, storage heater, beamed ceiling, tiled floor, ½ glazed door giving access to rear garden



BEDROOM 1: (4.70M x 3.00M)

2 built in wardrobes with shelves and hanging space, panel heater.

SHOWER ROOM:

W.C with wash hand basin and mains shower in large cabinet, storage heater, electric towel rail

Wooden stair from living room to upper landing leading to:

BEDROOM 2/STUDY: (4.06M x 2.85M AT WIDEST)

Panel heater, velux window

BEDROOM 3: (3.80M x 3.00M AT WIDEST)

Panel heater.

OUTSIDE:

Shared access from Tarrel – Portmahomack road with individual parking area.

Front garden: under gravel, beds, bushes and trees

Rear garden: drying green, rotary clothes dryer, large shed with dog run and lockable bottled gas store.

SERVICES:

Mains water, electricity, shared septic tank drainage. Satellite dish.

COUNCIL TAX:

Band C

PRICE:

Offers over £133,000

ENTRY:

By arrangement

VIEWING:

Strictly through the Selling Agents.

HOME REPORT:

Visit www.homepack.co.uk quoting Ref: HP 254016 Post Code IV20 1SL or enquire from Wilsons.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

REF: DCW

These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.