

**PRICE NOW REDUCED**



## **2 BACK STREET, PORTMAHOMACK IV20 1YQ**

A traditionally constructed semi-detached cottage in an elevated location with oil-fired central heating and full double glazing. The roof on the rear extension was replaced approximately three years ago. The property has been recently rewired.

Portmahomack is a picturesque former fishing village on the Tarbat peninsula approx. 9 miles from Tain. Primary education is available at the village school, which also has a pre-school nursery. There is a harbour and slipway, shop and Post Office, two Churches, a hotel 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 train connections to the North and South are available at Tain, approx. 15 mins. away, and Inverness is about 45 minutes by car.

HSPC Ref No: 43012

**ACCOMMODATION COMPRISES:**

**HALL:**

leading from front door with side door to back garden.

**SITTING ROOM: (4.40M x 3.35M)**

Bright, spacious room with open fire, tiled hearth and fire surround. CH radiator, T.V. & telephone points.

**KITCHEN: (3.80M x 3.60M)**

Modern fitted kitchen with selection of floor and wall mounted units. Stainless steel sink and drainer. Space for family dining. CH radiator. 2 storage cupboards, one shelved.



**BATHROOM: (2.42 x 1.20M)**

New 3 piece suite. Tiled shower cabinet with electric shower. CH radiator.



**BEDROOM 1: (4.35M x 3.90M)**

Good sized room with window to street. Built-in wardrobe. CH Radiator.



**BEDROOM 2: (3.85 x 3.04M)**

CH radiator. Window overlooking back garden.

**BEDROOM 3: (3.30M x 3.20M)**

L-shaped room overlooking back garden. CH radiator.

**OUTSIDE:**

Back garden under grass and shrubs. Garden shed and fuel bunker. Ground at the side with space for a garage or extension to the house subject to obtaining any local authority consents required



**SERVICES:**

Mains water, sewerage and electricity

**PRICE:**

Fixed price of £139,000

**ENTRY:**

To be arranged.

**VIEWING:**

Strictly through the Selling Agents.

**HOME REPORT:**

to view the Home Report visit [www.packdetails.com](http://www.packdetails.com) Reference No. 157180 Post Code IV20 1YH or contact 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: JBW**

*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.*