



HANNAH HOMES

ESTATE AGENTS



**THE HAWTHORNS, NEWTON,
BY TAIN, ROSS-SHIRE, IV20 1RU**

Spacious four bedroom detached bungalow located minutes from the Royal Burgh of Tain in the small hamlet of Newton. The bungalow offers views to the Dornoch Firth and Sutherland hills beyond.

The accommodation comprises:- Entrance Vestibule, Hallway, Lounge, Dining Room, Conservatory, Four Bedrooms (master with en-suite shower room), Kitchen/Diner and Bathroom.

There is a detached double garage, access to this is from the rear of the bungalow. Ample parking space is provided to front, side and rear. Well maintained garden grounds with mature shrubs and trees, and enclosed by a wall.

Viewing is highly recommended.

OFFERS OVER £220,000

- **Detached bungalow**
- **Lounge**
- **Conservatory**
- **Kitchen / Diner**
- **Dining Room**
- **Four bedrooms**
- **Master bedroom with en-suite shower room**
- **Bathroom**
- **Double glazing**
- **Gas central heating**
- **Detached double garage**



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0SH

Tel/Fax: 01349 884411
Email: mail@hannah-homes.co.uk

**propertyindex**
.com

THE HAWTHORNS, NEWTON

Entry to the property is through the UPVC front door which opens to:-

VESTIBULE

Carpeted, coved ceiling, Wood paneled walls. One double power point. Frosted glass door opening to :-

HALLWAY

L-Shaped

Coved ceiling. Two radiators. Three double power points.

LOUNGE

15'4" x 14'9" (4.69m x 4.51m) approx.

Fireplace with gas fire inset with back boiler. Carpeted. Coved ceiling. Telephone point. 2 TV aerial points. Radiator. Three double power points. Glass panel door to :-

DINING ROOM

12'4" x 9'9" (3.77m x 2.90m) approx.

Coved ceiling. Radiator. Two double power points. Hatch to kitchen. Step down to:-

CONSERVATORY

11'6" x 8' (3.5m x 2.45m) approx.

Wooden floor. Radiator. Two double power points.

KITCHEN / DINER

17'11" x 11'5" (5.47m x 3.49m) approx.

Dual fuel 'Rangemaster' 110 cooker with extractor hood above. Radiator. Numerous fitted wall and base units. Stainless steel sink unit with mixer tap. Tiled above worktops. Carpeted. Radiator. TV aerial point. One single and 6 double power points. Patio doors opening to rear garden.

BEDROOM ONE

11'5" x 11'1" (3.50m x 3.38m) approx.

Double bedroom with built in wardrobes with sliding doors—shelved and railed. Carpeted. Radiator. Coved ceiling. Three double power points. Telephone point.

EN-SUITE SHOWER ROOM

WC, Wash hand basin and shower cabinet with electric shower. Tiled walls and ceiling. Shaver light. Vinyl floor covering.

BEDROOM TWO

11'9" x 8'6" (3.60m x 2.60m) approx.

Double bedroom with window to the front of the property. Radiator. Coved ceiling, carpeted. Two double power points.

BEDROOM THREE

11'9" x 9'6" (3.60m x 2.91m) approx.

Carpeted. Radiator. Coved ceiling. One single and two double power points.

BEDROOM FOUR

11'5" x 9'5" (3.49m x 2.88m) approx.

Coved ceiling. Carpeted. Radiator. Two double power points.

BATHROOM

11'5" x 7'5" (3.49m x 2.28m)

Four piece white suite including WC, Wash hand basin, Bath and shower cubicle. Heated towel rail. Shaver socket. Tiled walls. Window to the rear of the property.

OUTSIDE

Well established garden grounds with mature shrubs and trees. Driveway to the rear leading to double garage, parking for several vehicles to the side of the bungalow. Patio area to the rear and one to the side. Greenhouse.

GARAGE

Detached double garage with 2 up and over doors, pedestrian access, power and light. There are two storage rooms within the garage

EXTRAS

All floor coverings, Cooker, curtains and blinds included in the sale.

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SERVICES

All mains services.

PRICE

Offers over £220,000
HOME REPORT AVAILABLE

ENTRY

Any entry date will be considered.

COUNCIL TAX

Currently a Band E.

VIEWING

By arrangement with the selling agents.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES**:-

22 High Street, Alness, Ross-shire, IV17 0PS.

Telephone/Fax:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk



Our properties also feature on www.fish4homes.com

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