



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



8 Cameron Place, Pitcalnie, Nigg, IV19 1PQ

Situated in the peaceful rural setting of Cameron Place, Pitcalnie, this well presented three bedroom end terraced property offers spacious and versatile accommodation, ideal for families, first time buyers, or those seeking a quieter lifestyle.

The ground floor comprises a welcoming living room, a well appointed kitchen with ample storage and workspace, a convenient WC, and a generously sized double bedroom, providing flexible accommodation that could also be used as a dining room, home office, or guest bedroom. On the first floor are two further well-proportioned bedrooms and a modern shower room, offering comfortable living space for the whole family.

Externally, the property enjoys its end-terrace position and is set within a tranquil rural location, benefiting from open surroundings while remaining within easy reach of local amenities and transport links.

This attractive home combines practical living space with a desirable countryside setting, making it an excellent opportunity for a range of purchasers.

The nearest town is Tain where you will find cafes, shops, primary schools and a secondary school. The town also has ASDA, Tesco, Lidl and a CO-OP Supermarket, a Premier Store, Home Bargains Store, Golf Course and Tennis Club. The town is located minutes from the busy A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. Tain is within commuting distance of the major employment centres of the area. The Highland Capital, Inverness, is approx. 34 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick.

EPC - Band E (52). Council tax band - B.

OFFERS OVER £135,000

- End terraced property
- Three bedrooms
- Kitchen
- Lounge with multi fuel stove
- Shower room
- WC
- Electric heating
- Enclosed front and rear gardens
- Garden sheds
- Off street parking



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

HALLWAY

Vinyl flooring. Electric heater. Coving. Cupboard under stairs. Door to boot room. All ground rooms accessed from hallway.

WC

4'10" x 3'0" (1.47m x 0.91m) approx.

Wash hand basin with unit below. Toilet. Unit above toilet. Tiled walls to dado height. Tiled floor. Window to the front of property.

KITCHEN

14'1" x 7'9" (4.30m x 2.36m) approx.

Laminate flooring. Electric heater. Fully fitted kitchen with integrated oven and hob. Windows to the front of property. Tiled walls.

BEDROOM 3/DINING ROOM

12'4" x 9'0" (3.77m x 2.75m) approx.

Carpet. Electric heater. Coving. Window to the rear of property. Built in units.

LOUNGE

14'0" x 14'1" (4.27m x 4.31m) approx.

Carpet. Electric heater. Multi fuel stove. Coving Windows to the rear of property.

Carpeted stairs to landing. Landing has 2 cupboards one with Hot Water Cylinder.

BEDROOM 1

10'1" x 8'8" (3.07m x 2.64m) approx.

Laminate flooring. Electric heater. Combed ceiling. Storage in combs. Velux window to the rear of property.

SHOWER ROOM

8'7" x 6'3" (2.63m x 1.90m) approx.

Wash hand basin. Toilet. Shower cubicle with electric shower. Electric heater. Tiled walls around shower cubicle and wash hand basin and toilet. Tiled floor. Built in units below wash hand basin. Medicine cabinet.

BEDROOM 2

9'9" x 10'7" (2.98m x 3.22m) approx.

Laminate flooring. Electric heater. Comber ceiling. Built in wardrobes in combs.

REAR GARDEN

The rear garden is on three levels. The higher level is slabbed and has a patio area and timber shed. There is a gate taking you out to the path at the side of the property. Middle level has grass area with a stone border, mature shrubs and bushes. Lower level has gravel and 3 timber sheds.

FRONT GARDEN

Enclose with low wall. Gravel and mature shrubs/bushes.

PRICE

OFFERS OVER £135,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band B

VIEWING

By arrangement with the selling agents only.

OFFERS

All offers must be submitted in writing in the normal

Scottish form to the sole selling agents:-

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Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.onthemarket.com, www.s1homes.com & facebook.

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