

11 Provost Ferguson Drive, Tain, IV19 1RE

Offers Over £300,000







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- Beautifully upgraded detached bungalow in Tain
- Schooling available at the newly opened Tain Campus
- Lounge/kitchen/diner, 3 double bedrooms, family bathroom, shower room
- Generous sized sunny garden, decking, garage, carport, driveway
- Ideal for first time buyers, families or retirees
- EPC Band D









A fantastic opportunity to acquire this beautifully presented detached bungalow in Tain, which has been extensively upgraded throughout to create a stylish, comfortable and truly move-in-ready home. The property welcomes you through a spacious front porch, complete with useful double storage cupboard, leading into the impressive open-plan lounge, kitchen and dining area fitted with oak flooring. The lounge is bright and filled with natural light, with a multi-fuel stove providing a warm and welcoming focal point. The stylish kitchen features a range of integrated appliances, including a double oven, electric hob, extractor, washing machine, dishwasher, full-size fridge and freezer. A central kitchen island with excellent storage and fitted breakfast bar is ideal for casual dining and entertaining. The generous dining area comfortably accommodates a large dining table and chairs, while French doors provide direct access to the rear garden. A useful rear porch provides space for a freestanding tumble dryer and leads to a contemporary shower room, featuring an LED heated mirror and mains-fed shower. The accommodation offers three well-proportioned bedrooms. Bedroom one benefits from wall to wall fitted wardrobes, bedroom two has two fitted double wardrobes, and bedroom three also features a built-in wardrobe. A contemporary family bathroom has been upgraded to provide a modern and stylish finish. The hallway offers practical storage with two built-in cupboards, while the loft provides additional storage space and benefits from a drop-down ladder and lighting. Externally, the front garden is predominantly laid to lawn with the driveway providing access to the detached garage, which benefits from power and lighting, and also has a useful carport attached.

The exceptionally generous rear garden is a particular highlight, featuring newly installed composite decking and a white stone-chip seating area, creating an excellent space for outdoor dining, entertaining and relaxation. A timber shed provides additional storage. The property benefits from oil-fired central heating with Hive smart heating controls and double glazing throughout. Recent upgrades include UPVC windows and composite front and rear doors, internal oak doors, skirting boards and facings. This superb bungalow offers an excellent combination of modern living, generous accommodation, extensive storage and attractive outdoor space. It would make an ideal home for a wide range of buyers, including first-time purchasers, families and those looking for a comfortable retirement property.

Location: Tain is an historic Highland town and Scotland's oldest Royal Burgh, with its Royal Charter dating back to 1066. Steeped in history and character, the town enjoys a picturesque setting in Easter Ross and provides an excellent base from which to explore the spectacular scenery of the Highlands. The property is particularly well positioned, situated just off Tain High Street and within easy reach of the town centre and its range of local amenities. Tain offers a good selection of independent shops, cafés, restaurants, supermarkets and everyday services, together with schooling at the new Tain campus and a variety of community facilities. The town also benefits from its own railway station, providing connections towards Inverness and northwards through the Highlands, while the A9 offers convenient road access to the wider region. Tain's historic character is complemented by its beautiful surrounding landscape. The town lies close to the Dornoch Firth and is ideally placed for enjoying the area's beaches, woodland, countryside and coastal scenery. The surrounding area offers excellent opportunities for walking, cycling, wildlife watching, golf and a wide range of outdoor pursuits.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the double oven, electric hob, extractor, fridge, freezer, washing machine and dishwasher. Garden shed.

Services: Oil heating, electricity, water and drainage. Broadband.

Council Tax: Band D

Tenure: Freehold.

Floor area: 109m2

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Kitchen/Lounge/Diner
25'5" x 27'9" (7.76 x 8.47)

Shower Room
6'0" x 4'9" (1.84 x 1.46)

Bedroom 1
10'2" x 9'10" (3.12 x 3.02)

Bedroom 2
10'10" x 9'0" (3.32 x 2.76)

Bedroom 3
9'7" x 9'10" (2.94 x 3.02)

Bathroom
8'6" x 5'8" (2.61 x 1.74)













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