



## Residential Property

# Old School, Balmuchy, Fearn

Georgesons  
Estate Agents



### The Property

This two bedroom semi detached property is in good decorative order, with a spacious feel. The property is located on the cross roads of Balmuchy with countryside views where birds, owls and the occasional squirrel and deer can be spotted, just outside the village of Fearn. The accommodation comprises lounge, kitchen, dining room, two bedrooms, bathroom. The property benefits from oil central heating and double glazing throughout. There are enclosed front and rear gardens mainly laid to lawn with open views of the countryside. This is an ideal family home or buy to let investment.

### The Area

Balmuchy just outside the village of Fearn is set in the picturesque countryside of Easter Ross with spectacular views across to Fearn Abbey, one of the oldest pre-Reformation Scottish churches still in use for worship, and Nigg Hill beyond. Fearn is ideally situated for the Nigg Yard which is approximately 5 miles away. The village has a garage, post office, primary school, village hall and train station. Tain is the nearest town, approximately 4 miles away where professional, medical and banking services can be found. The town has all four major banks, a medical practice, Lidl, Co-op, Asda, Tesco and a variety of local shops and hotels, two primary schools and Tain Royal Academy being the secondary school. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train leaves from Fearn to Inverness daily.



**Exterior door to –**

**Hall** – Accesses lounge, kitchen, dining room, bathroom and bedrooms. Single power point, radiator, storage cupboards, loft access and carpet flooring.



**Dining Room** – 4.42m x 2.45m Double glazed patio doors to front aspect, one double and one single power point, TV aerial outlet, carpet flooring.



**Lounge** – 5.06m x 4.92m. Double glazed window to front aspect, electric fire with stone surround, four double power points, Television aerial outlet, radiator and carpet flooring.



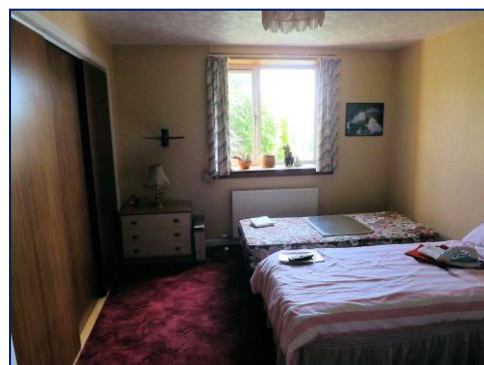
**Bedroom 1** – 3.32m x 2.78m. Double glazed window to front aspect, Built in wardrobe, Two double points, radiator, Carpet flooring.



**Kitchen** – 3.78m x 2.26m. Built in wall and base units, stainless steel sink and drainer, electric hob and oven with extractor hood over, plumbed for washing machine, radiator, three double and one single power point and wood flooring.



**Bedroom 2** – 5.11m x 3.44m. Double glazed window to rear aspect, built in wardrobe, one single power point, radiator and carpet flooring.



**Inner Hallway** – 14.0m x 1.10m

**Bathroom** – 2.20m x 1.75m Suite comprising WC, bath with shower over, shower screen, pedestal wash hand basin, radiator and Carpet flooring.



**Garage** – Power and lighting.

**Views -**



**Front Garden** – Enclosed garden mainly to lawn and shrubs.



**Rear Garden** – Enclosed garden mainly to lawn with shrubs and green house.



**Video** – A video of this property can be viewed on our website.

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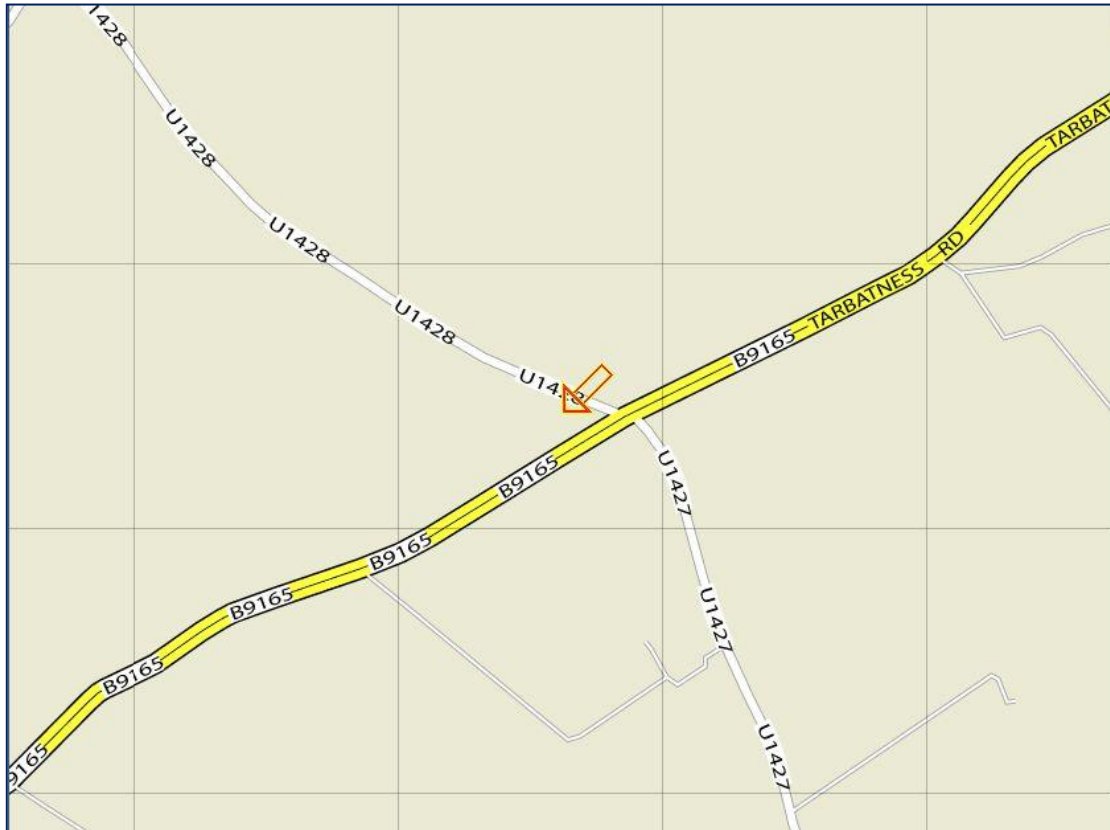
**Postcode** – IV20 1WN

**Council Tax** – Band C **EPC** –F35

**Price** – Offers over £125,000 to be lodged with the selling agents, Georgesons.

**Viewing** – By appointment via Georgesons

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**Prospective purchasers should note:**

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
  - (a) that any measurements given are accurate;
  - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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Our Reference: BGdW/CC/EARN