

14 Duthac Wynd, Tain, Ross-Shire IV19 1LP

Offers Over £159,999

**REDUCED
PRICE**



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public





Semi-detached bungalow in a quiet residential area in the historic Highland town of Tain. Accommodation: Hall, Living Room, Dining/Family Room, Conservatory, Kitchen, 2 Bedrooms and Bathroom. New roof completed in March 2024. The property benefits from double glazing and oil fired central heating. A desirable property situated in an attractive site with an open outlook. Requiring some upgrading and decoration to the flexible accommodation. Detached garage and gated driveway parking. Front and rear garden ground with patio area and shed. All carpets, blinds and curtains are included.



Tain is Scotland's oldest Royal Burgh and is on the route of famous North Coast 500 scenic drive around the north Highlands. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and banks. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.



Hall:

Entered via a glazed Upvc door to the side of the property. Large walk-in cupboard stores the fuses, electricity meter and hot water tank. Two radiators.

Living Room: 5.12m x 4.17m

Bright and sunny room with three floor-to-ceiling windows overlooking the front garden. Large walk-in shelved cupboard with access and ladder hatch to the attic. Radiator.

Dining Room: 3.78m x 2.96m

Practical room with two glazed doors opening to the conservatory. Could also be used as a home office or family room. Radiator.

Conservatory: 3.57m x 3.44m

Bright sunny room with windows on two sides and a glazed door to the rear garden. Ceiling blinds. Radiator.

Kitchen/Diner: 3.16m x 2.31m

Open-plan to the hall, the kitchen has wooden wall and floor mounted units with under-unit lighting. Ample storage and work surfaces. 1½ stainless steel sink and drainer. Plumbed for washing machine. Electric oven and hob with extractor fan over. Tiled splashbacks. Window to the side.

Bedroom 1: 2.90m x 2.50m

Light room situated at the front overlooking the garden. Radiator.

Bedroom 2: 4.12m x 2.71m

With window overlooking the rear garden. The fitted furniture is included. Radiator.

Bathroom: 1.91m x 1.83m

Comprises wc, wash hand basin and bath with Triton electric shower over. Tiled splashbacks and feature wood panelled wall. Window to the side and extractor fan. Radiator.



Garage:

Detached garage with power, light and concrete door. Up-and-over door to front and pedestrian door to the side. Workbench to the rear. The gated paved driveway provides off-street parking.

Externally

The front garden is mainly laid to grass with a flower border. The rear garden is low maintenance with a sheltered paved patio and a shed. External lights and tap.

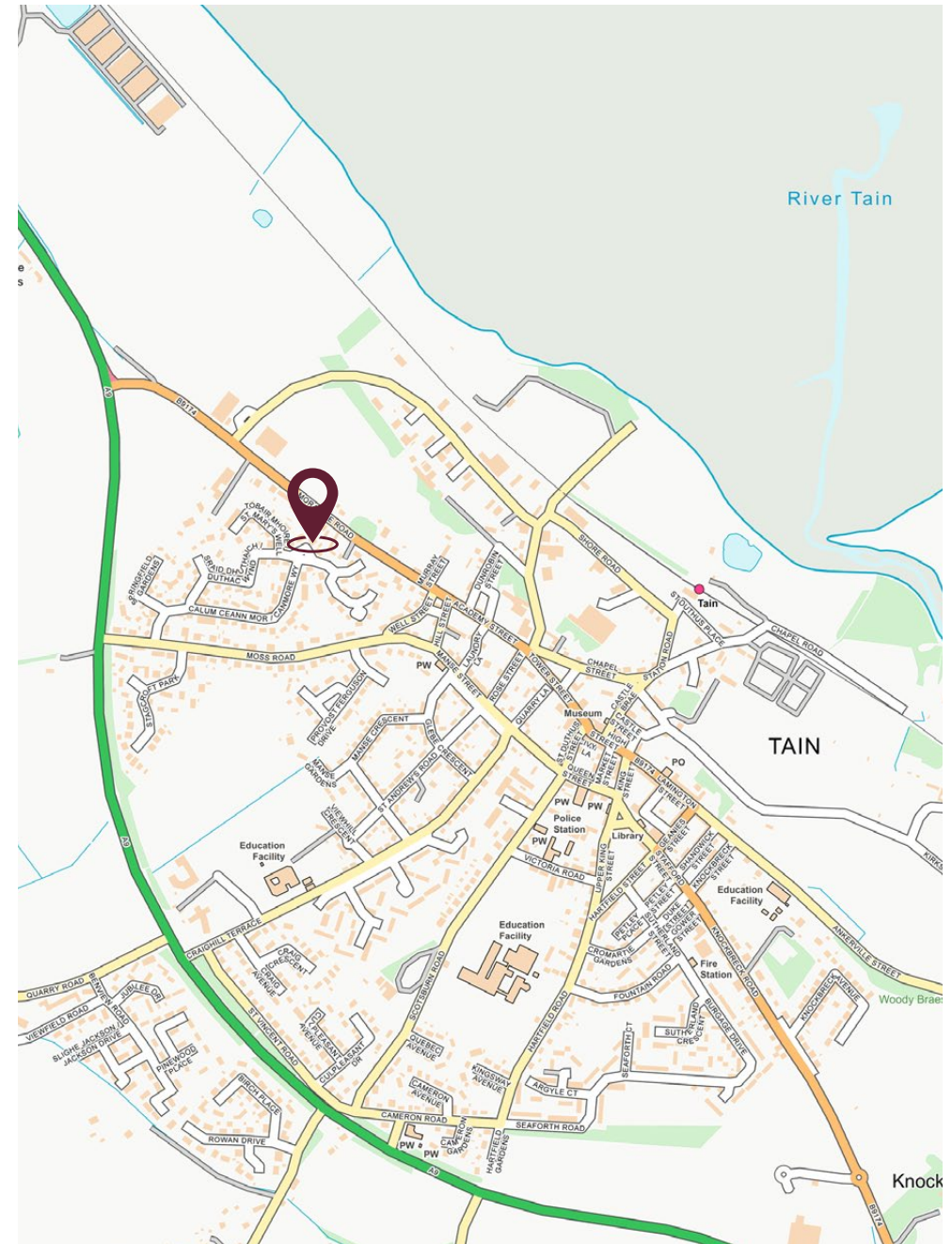
Viewing:

Please contact the Selling Agents.

EPC Rating: D

Location:

<https://w3w.co/pigs.maps.vessel>



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

rightmove 