

26 Sutherland Crescent, Tain, Ross-Shire IV19 1DR

Offers Over £100,000





Walk-in mid-terrace property quietly located in a popular residential area of Tain. Accommodation comprises: Rear Vestibule, Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Bathroom. The property benefits from double-glazing and electric storage heating. Enclosed gardens to front and rear. Detached garage and off-street parking. All furniture, contents and white goods are included. Ideal for a variety of purchasers and viewing is highly recommended.



The property is situated in an established residential area in Tain, Scotland's oldest Royal Burgh. 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 bank. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route. 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:**

Light and airy hallway entered via both the front and rear Upvc doors. A spacious area under the stairs is ideal as a mini-office with space for a computer desk and storage. Large and practical storage cupboard with coat hooks. Dimplex heater. Stairs to first floor.

Kitchen/Diner: 3.17m x 2.66m

Bright fitted kitchen with large window overlooking the rear garden. Fitted with modern floor and wall mounted units. Indesit washing machine, Bush fridge/freezer and electric cooker are all included. Breakfast bar for casual dining. Stainless steel 1½ sink/drainer and generous work surfaces. Two large fitted cupboards provide additional storage.

Living Room: 5.05m (w) x 3.19m (w)

Generously proportioned living room with large picture window to the rear. Dimplex heater, solid wood flooring and two pendant lights. Light and airy room.

Rear Vestibule: 1.72m x 0.88m

A glazed door from the hall opens to the rear vestibule. Large storage cupboard (2.62m x 0.88m) offers generous storage with light & shelving. Stores Fuses and electric meters. Upvc door to the rear garden.

Stairs with an open wooden balustrade lead up to first floor landing. Access to two bedrooms and the bathroom. Hatch to attic. Dimplex heater.

Bathroom: 1.88m x 1.66m

Tastefully decorated bathroom with three-piece white suite comprising WC, wash hand basin and bath with Triton electric shower over. Window to the rear.

Bedroom 1: 4.47m (w) x 3.19m (w)

Bright double bedroom overlooking the rear garden. Large shelved airing cupboard. Further enclosed cupboard stores the hot water tank. Dimplex heater.





Bedroom 2: 4.12m x 3.26m

Spacious double bedroom situated to the front of the property overlooking the garden. Large walk-in cupboard (2.36m x 0.91 m) with light, shelving and hanging rails. Dimplex heater.

Garage:

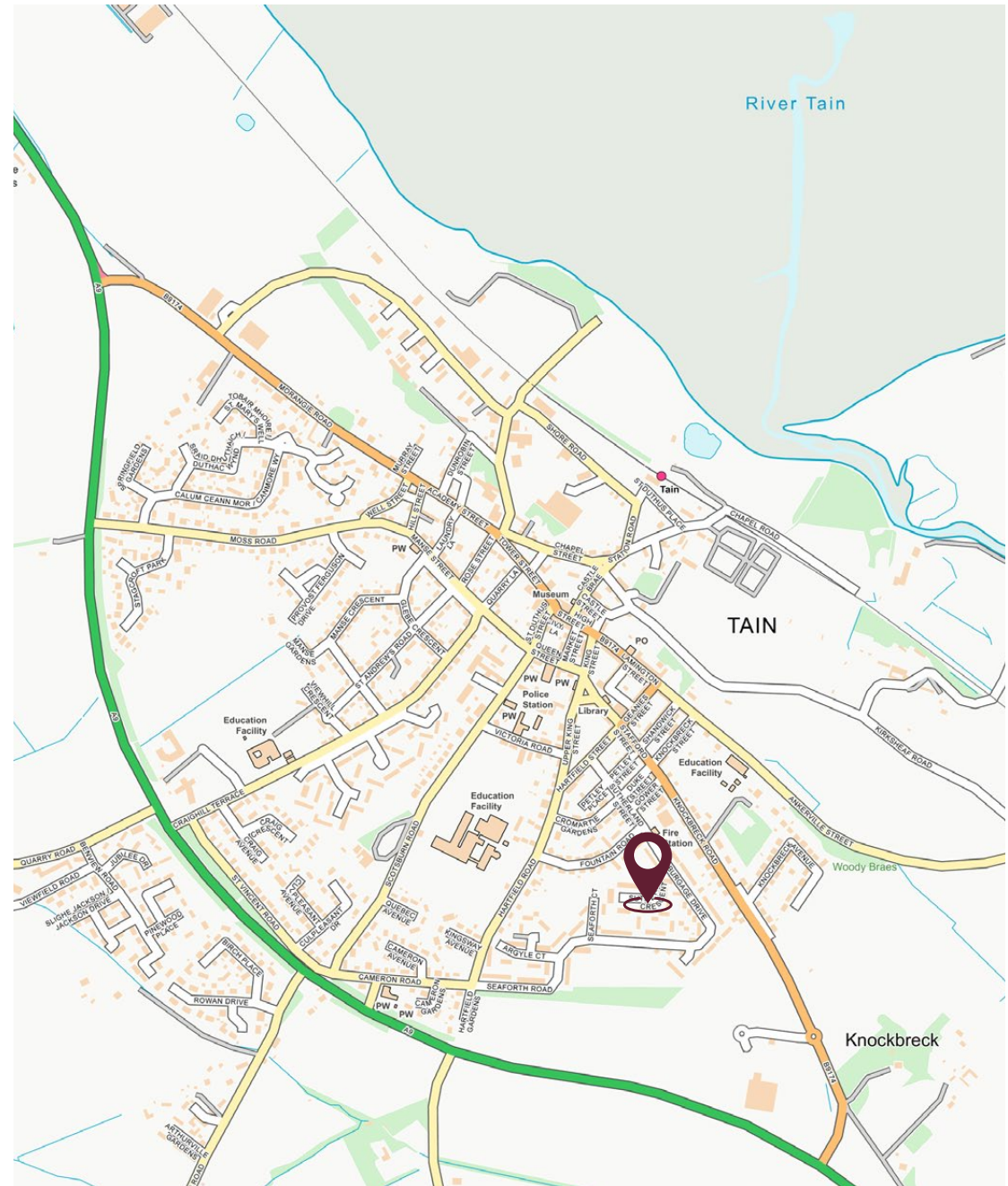
Detached garage with roller door and off-street parking.

Externally:

26 Sutherland Crescent has enclosed gardens to front and rear. Low maintenance front garden laid to gravel with whirligig, flower bed, hedged boundaries and paved path to door. Fully enclosed making it safe for children or pets. The enclosed rear garden is also laid to gravel. External lighting.

Viewing:

Please contact the Selling Agents.

EPC Rating: *D*

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.



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