

Flat 2, 11 King Street, Tain, Ross-Shire IV19 1AF

Offers Over £69,500

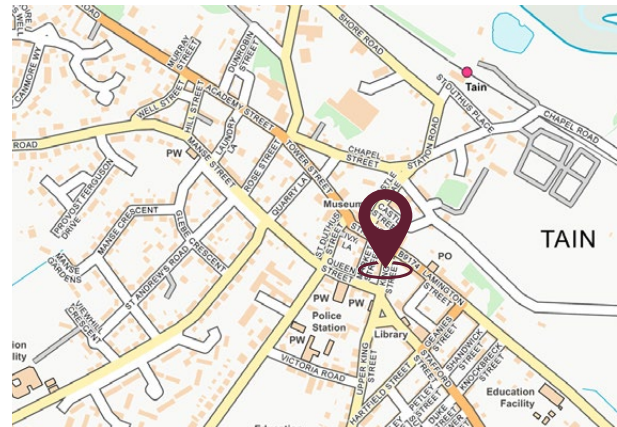
**OVER
£5,000
BELOW VALUATION**





Superb opportunity to purchase a traditional first-floor flat centrally located in the popular town of Tain. Accommodation: Entrance Vestibule, Hall, Living Room/Kitchen, 2 Bedrooms and Bathroom. Light and generously proportioned rooms with good storage. The flat is quietly located steps from shops, cafes and transport links. Double glazed. Ideal first-time purchase, pied a terre or investment. Enclosed decked courtyard with shared access. The property requires upgrading and modernisation. White goods, curtains and blinds are included.

The property is situated just off the High Street 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.



Communal Stairs:

A wooden door from King Street opens to concrete stairs, providing access to two flats.

Entrance Vestibule: 1.50m x 0.94m

Entered via wooden door with glazed panel to the side. Large cupboard. Glazed door to the hall.

Hall:

Provides access to all the accommodation. Coat cupboard with electric fuses and meter. Access hatch to the attic.

Living Room: 3.61m x 3.36m

Bright well proportioned room with two large windows to the front. Open partition to the kitchen.

Kitchen: 3.10m x 2.30m

Floor and wall mounted units with display cupboards and basket shelving. Ample storage and counter space. Beko electric oven, Samsung hob with extractor hood. Bosch washing machine and Zanussi fridge are all included. Stainless steel sink and drainer. Velux window to the rear and extractor fan.

Bathroom: 2.80m x 1.65m

Practical room with WC, wash hand basin set in a vanity cupboard with mirrors above. Bath with electric Creda shower over. Tiled splashbacks. Velux window to the rear.

Bedroom 1: 3.57m x 2.82m

Light double aspect room with Velux windows rear. Large cupboard. Panel heater.

Bedroom 2: 2.83m x 2.50m

Second bright double bedroom with window to the front. Shelving.

Externally:

Sheltered decked courtyard shared with Flat 1.

Viewing:

Please contact the Selling Agents.

Location:

<https://w3w.co/retrieves.winning.acted>

EPC Rating: F

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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