

13 Ross Street, Tain, Ross-Shire IV19 1BA

Offers Over £140,000



£10,000
BELOW VALUATION



Charming semi-detached property quietly situated in the historic Highland town of Tain. Accommodation: Entrance Vestibule, Living Room, Dining Room/Snug, Kitchen, 2 Bedrooms and Bathroom. Double glazing with multi-fuel stove and the choice of solid fuel heating or electric heating. Sheltered enclosed rear garden with log stores, a vegetable patch and a large covered private deck, ideal for outdoor socialising. Delightful characterful home tucked down a central one-way street close to shops, cafes and transport links. Ideal for first time buyers, investors and downsizers.



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.



Entrance Vestibule: 1.38m x 1.10m

Entered via wooden storm doors with glazed panels and transom. Door leads through to dining room/snug.

Dining Room/Snug: 4.10m (w) x 3.41m

Light room with window to the front. Ideal for dining or as a home office or snug. Multi-fuel stove (which also heats water and radiators) sits on a slate hearth with a wooden mantel.

Living Room: 3.95m x 3.59m

Generously proportioned room with window to the front. Open fireplace (currently not in use) with a slate hearth and wooden mantel. Storage cupboard stores the hot water tank. Access hatch to roof space. Radiator.

Kitchen: 2.74m x 2.58m

Bright kitchen with upvc window to the rear and uvpc glazed door to the decking. Open shelving and floor mounted units provide ample work surfaces. Double Belfast sink with mixer tap and subway tiled splash backs. Hoover w/m, Beko fridge and Zanussi electric cooker with extractor hood are all included. Radiator.

Inner hall:

With shelving and coat hooks. The Proline freezer is included.

Bathroom: 2.72m x 1.45m

With WC, wash hand basin and bath with electric Triton shower over. Upvc window to the rear. Feature tongue & groove panelling and tiled splash backs. Towel radiator.

Carpeted stairs from the vestibule lead up to the first floor. Window to the rear. Storage heater (not in use). Cupboard with meter and fuses. Wooden stable style doors open to the bedrooms. Access hatch to roof space. Wooden flooring which runs the length of the first floor.





Bedroom 1: 4.91m x 3.63m

Spacious room with coombed ceiling and dormer window to the front. Radiator.

Bedroom 2: 3.00m x 3.63m

Second charming double bedroom with coombed ceiling and dormer window to the front. Shelved storage cupboard and fitted shelving. Boxed in fireplace (currently closed). Radiator.

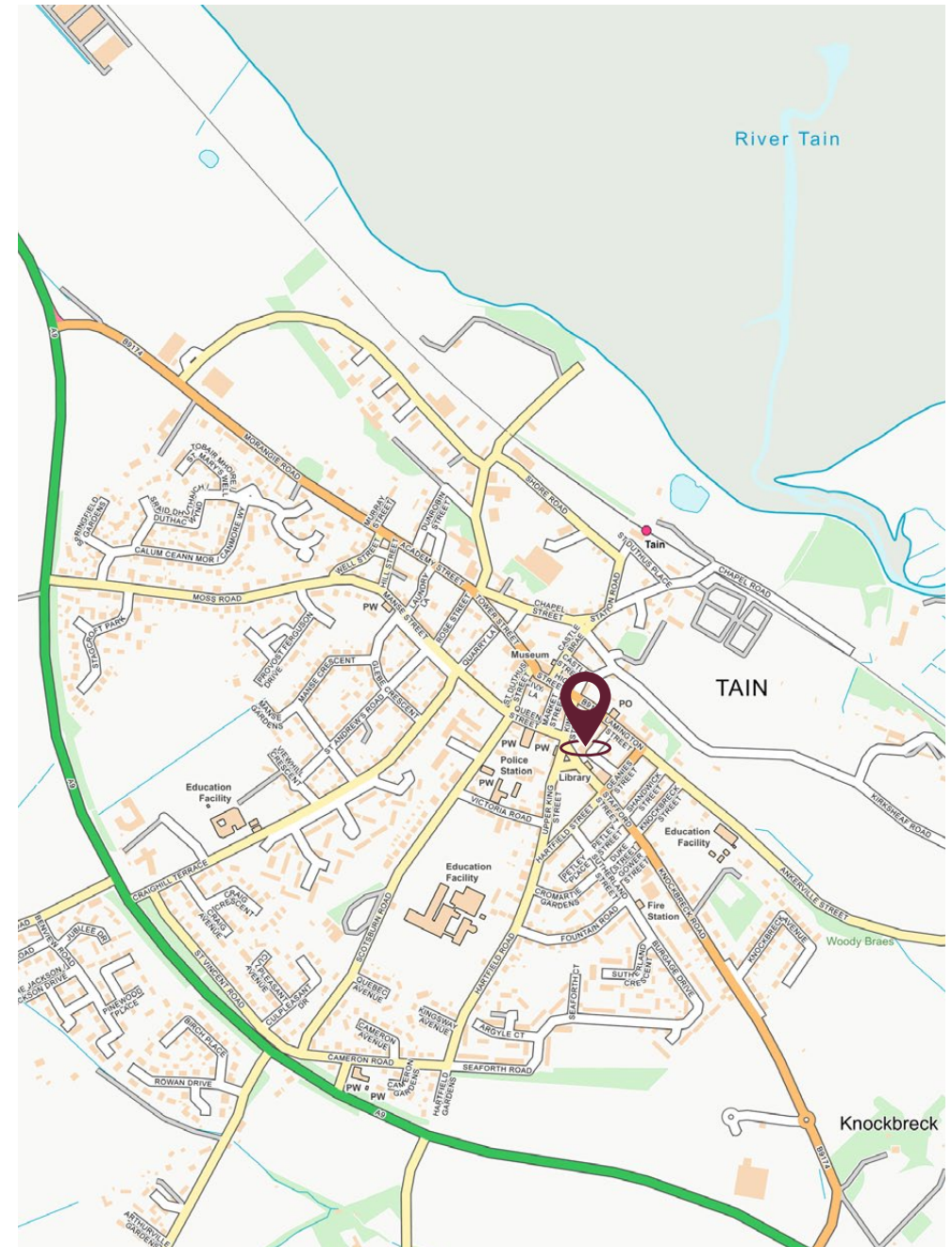
Garden:

The garden ground is found to the rear of the property. Large private covered decked area ideal for outdoor entertaining. Steps lead down to a low maintenance gravel area. Raised vegetable garden. Covered storage and log stores. External light and tap. Access path at the side of the property to the front.

Viewing:

Please contact the Selling Agents.

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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