

19b St Andrews Road, Tain, Ross-Shire IV19 1HB

Fixed Price £65,000

£5,000
BELOW VALUATION





First floor flat situated in a popular residential area in the historic town of Tain. Accommodation: Hall, Living Room, Kitchen/ Diner, Bedroom and Bathroom. The flat is part of the B-Listed old manse on St Andrews Road. Electric storage heating and traditional sash & case windows. Off-street residents parking and communal garden. Requiring upgrading and decoration. Ideal for a first-time buyer or as a buy-to-let investment. Central location within walking distance of all amenities.

St Andrews Road is a desirable tree-lined street ideally located for local amenities and the nearby schools. The location of the property provides easy access to the A9 for travelling north or south. The property is situated about 2 minutes from 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 Entrance Hall:

Stairs lead up to two first floor flats 19A & 19B. Electric meter boxes. Window at the top of the stairs looking over to the Dornoch Firth.

Hall:

Entered via a wooden door and providing access to all accommodation. Large cupboard with hanging rail, further generous cupboard stores the hot water tank. Access hatch to the attic. Cupboard stores the fuses. Dimplex heater.

Kitchen/Diner: 4.70m x 2.08m

Bright room with window to the rear and views across to Dornoch. Wall and floor mounted units provide good storage and worktop space. Stainless steel sink/drainer. Integral Beko oven and hob with extractor over. Zanussi washing machine. Space for appliances. Space for small table and chairs. Extractor fan and Dimplex heater.

Bedroom: 3.80m x 2.37m

Bright room with window to the side overlooking the garden. Dimplex heater.

Living Room: 3.77m x 3.72m

Light and spacious double aspect room with windows to front and side. Dimplex heater.

Bathroom: 2.14m x 1.70m

With white WC, wash hand basin and bath with electric Triton shower over. Tiled splashbacks. Extractor fan. Dimplex fan heater.

Garden:

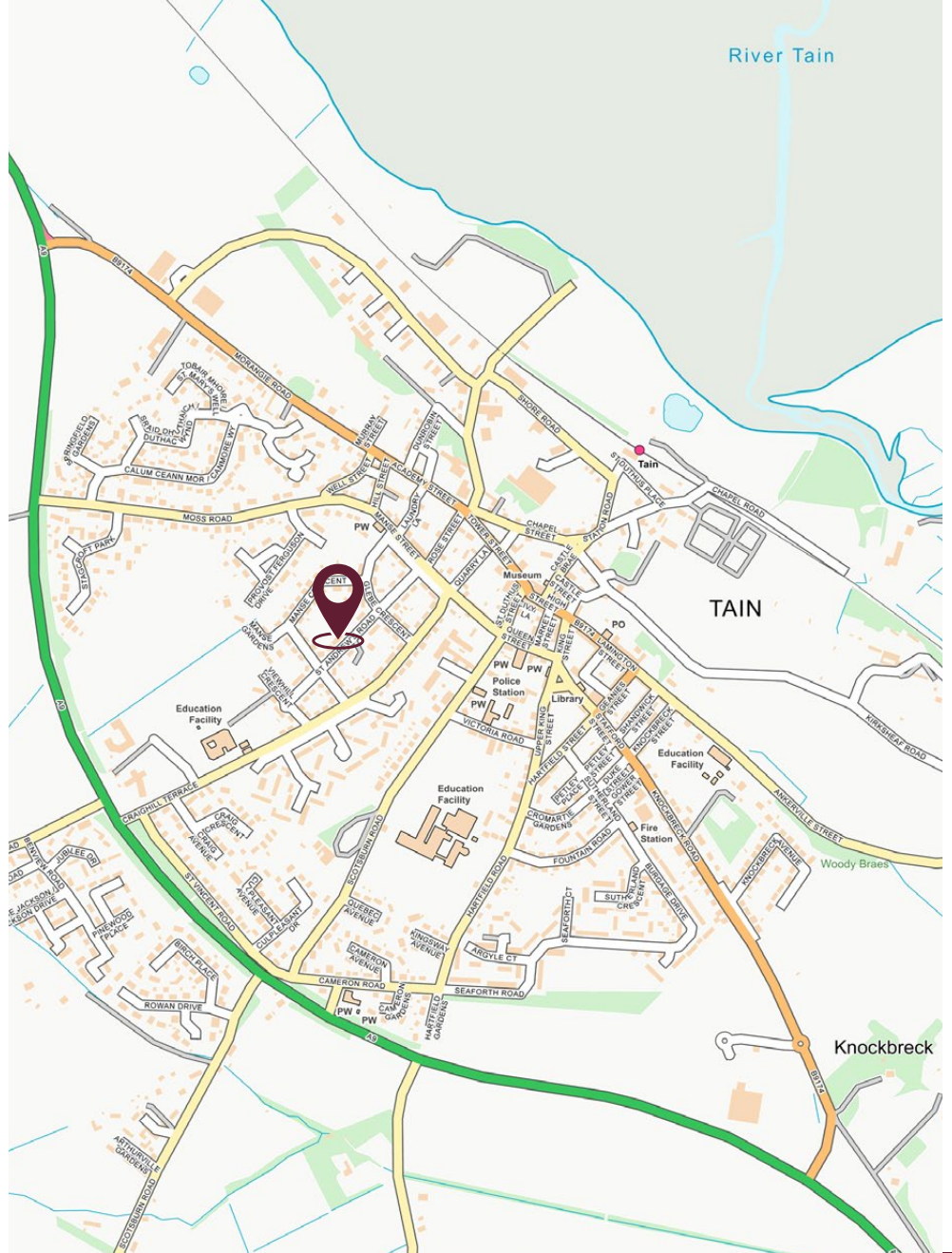
The property has shared garden ground mainly laid to grass. Residential off-street parking, To the side is an area with whirlygigs.

Viewing:

Please contact the Selling Agents.

EPC Rating: E





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