

2 Hartfield Place, Tain, Ross-Shire IV19 1DH

Offers Over £180,000







Superb opportunity to purchase a detached property in a quiet cul-de-sac with no passing traffic. Ideally located close to the centre of the popular town of Tain, within walking distance of all local amenities and schools. Accommodation: Entrance Porch, Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Shower Room. Oil CH and double glazing. The accommodation is well laid out with excellent storage and bright rooms. Located in the conservation area with off-street parking and adjoining garage. Low maintenance enclosed garden. Ideal property for first time buyers, investors or downsizers.



The location of the property provides easy access to the A9 for travelling north or south. The High Street in Tain is a step away. Tain is Scotland's oldest Royal Burgh and is on the route of famous NC500 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 bank. 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 Porch:** *2.14m x 2.05m*

Entered via a wooden front door with glazed panel. Welcoming porch glazed on two sides 15-pane glazed door with glazed side panels opens to the hall.

**Hall:**

Provides access to all the accommodation. Two shelved cupboards provides ample storage. Access hatch to the attic. Radiator.

**Living Room:** *5.94m x 3.32m*

Spacious double aspect room. Window to the front and French windows open to the rear garden. Tiled fireplace with Dimplex heater. Two radiators.

**Kitchen/Diner:** *4.37m x 2.85m*

Bright room with windows to the rear. Floor and wall mounted units provide plenty of storage and ample work surfaces. Stainless steel sink and drainer. Plumbed for washing machine. Xpelair extractor. Ample space for informal dining. Shelved cupboard stores the fuses and meter. Radiator. Door to the rear hall.

**Rear Hall:** *1.80m x 0.90m*

Cupboard with shelving. Wooden external door with glazed panel to rear garden.

**Bedroom 1:** *3.57m x 3.04m*

Large bedroom with window to the rear. Double wardrobe with hanging rail and shelving. Radiator.

**Bedroom 2:** *3.57m x 3.14m (w)*

Second double bedroom with window to the front. Double wardrobe provides generous storage. Radiator.









### Shower Room:

Bright room with WC, wash hand basin with easy access shower cubicle and electric Mira shower. Window to the front. Wet-wall splashbacks. Shaver socket. Extractor fan. Radiator.

### Garage:

A Loc Bloc drive leads to the large garage adjoining the property. Up-and-over door to the front and pedestrian access and window to the rear. Power, light and concrete floor. Central Heating boiler.

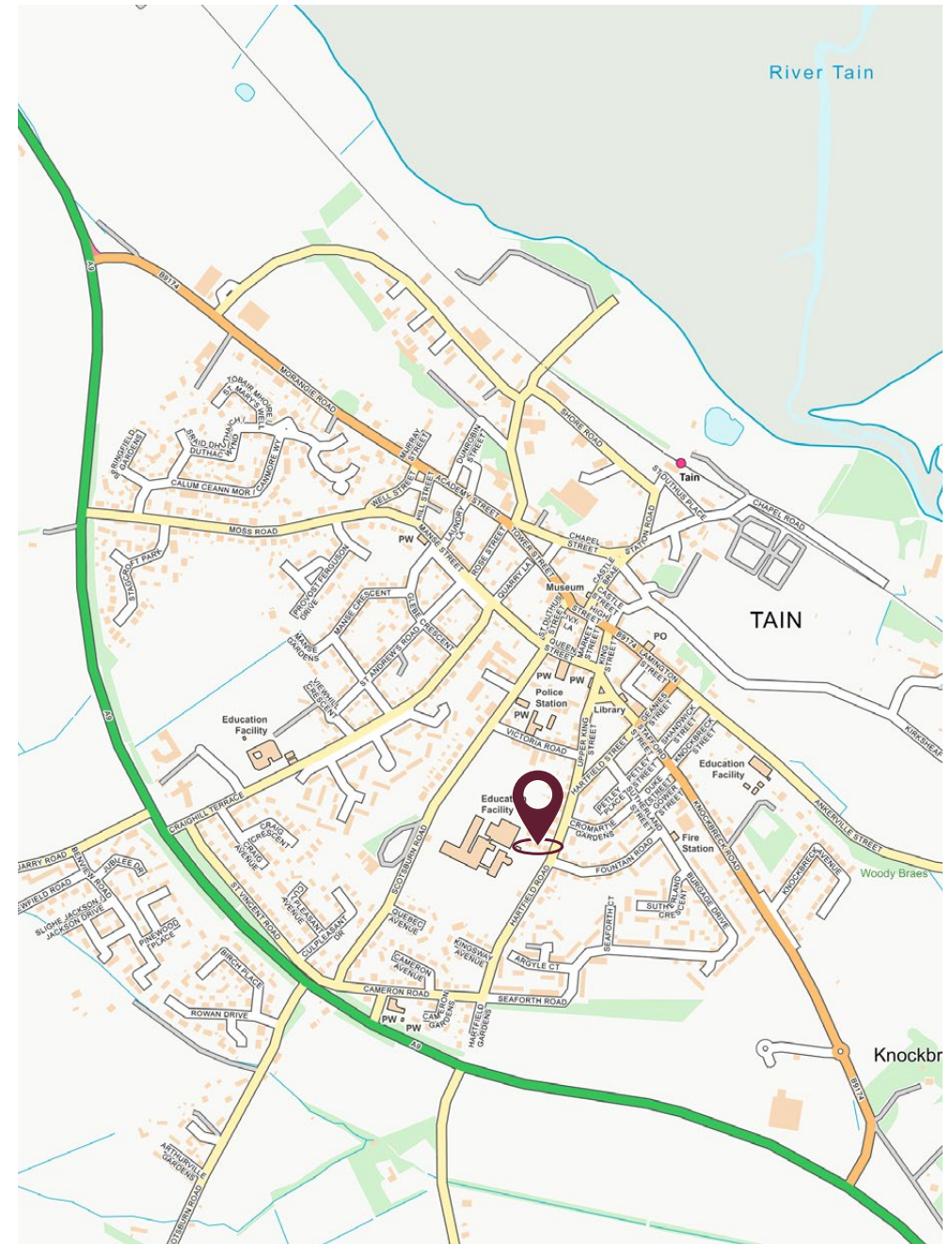
### Garden:

Large enclosed rear garden mainly laid to grass with feature hedging and established shrubs and trees. Sheltered paved patio area. Paved path to the front. Whirligig, coal bunker, oil tank and external light.

### 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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