

19 Hartfield Street, Tain, Ross-Shire IV19 1DH

Offers Over £145,000





Mid-terrace 1½ storey townhouse ideally located close to the centre of the popular town of Tain. Accommodation: Entrance Hall, Sitting Room, Living Room, Kitchen, Conservatory, 2 Bedrooms and Shower Room. Close to all local amenities and schools. EH and DG. Flexible accommodation with original features Requires upgrading and renovation. Potential for extension, subject to planning permission. Large enclosed garden to the rear of the property and access from both Hartfield Street and Upper King Street. This property requires modernisation and upgrading.



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, on the A9, where all major transport links can be found. A commuter train goes from Tain to Inverness daily.



Entrance Vestibule:

Entered via glazed uPVC door. Stores the meter and fuses.

Sitting Room: 4.26m x 3.39m

Double aspect room with windows to the front and rear. Original shelved cupboard. Rointe heater. Tiled fireplace.

Living Room: 4.54m x 2.76m

Second reception room which has a window to the front. Wooden door with glazed panel to the kitchen. Original shelved cupboard and wooden ceiling panelling. Open fire with tiled surround. Rointe heater.

Kitchen: 4.35m x 2.05m

Light room with two windows overlooking the rear. Floor and wall mounted units provide plenty of storage and ample work surfaces. Stainless steel sink/drainers with water heater. Integral Bosch electric oven and Lamona hob with extractor over. Zanussi washing machine, Indesit fridge and Beko freezer, taken as seen. Rointe heater. Clear glazed door to Conservatory.



Conservatory: 3.05m x 1.68m

Bright room glazed on two sides with external door to the rear garden. Internal window to the kitchen.

Shower Room: 2.54m x 1.68m

Fresh wet room with WC, wash hand basin and easy access shower cubicle with electric Mira shower. Two windows to the rear. Wet wall splashbacks. Towel radiator and fan heater.



Upper Landing:

Stairs from the hall lead to the upper landing. Large cupboard into the eaves is found at half-landing. Velux to the rear and window to the front.



Bedroom 1: 4.50m x 2.82m

Double bedroom with window to the front. Coombed ceiling adds character. Fitted storage. Closed fireplace.

Bedroom 2: 4.55m x 3.31m

Second double bedroom with window to front. Coombed ceiling.

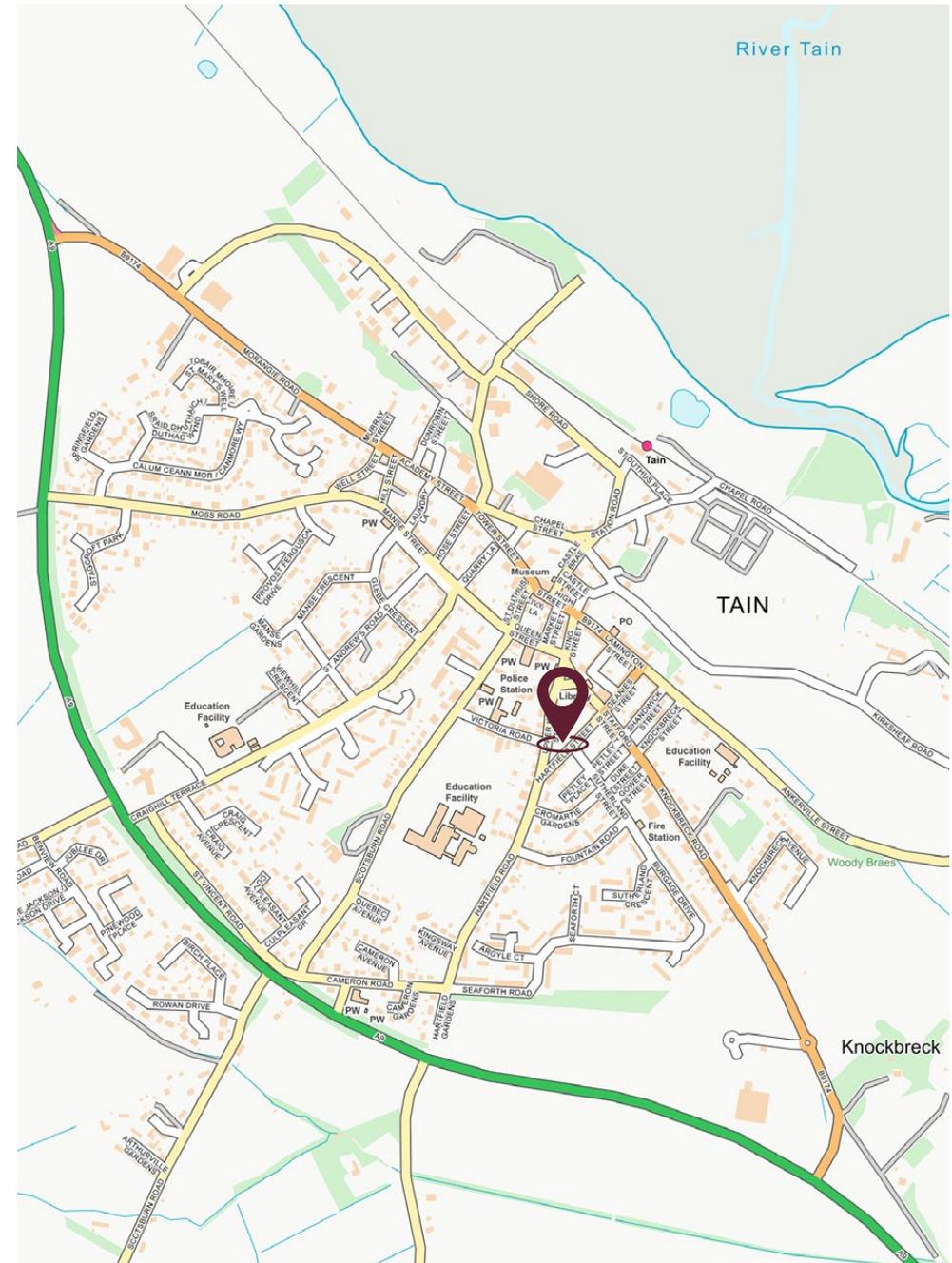
Garden:

Generous enclosed rear garden mainly laid to grass with spring flower planting. Coal bunker and wooden shed. The boundaries are formed in hedging, Timberboard fencing and with there also being some stone walling. Paved path from the rear of the property to pedestrian gate which opens to Upper King Street.

Viewing:

Please contact the Selling Agents.

EPC Rating: G



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.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

rightmove 