

17 New Street, Shandwick, Tain, Ross-Shire IV20 1UX

Offers Over £265,000





Immaculate semi-detached property in the pretty Seaboard village of Shandwick by the Moray Firth. This traditional property is located a short stroll from the curving sandy beach. Accommodation: Entrance Hall, Living Room, Kitchen/Diner, Utility Room, 3 Bedrooms, Shower Room, Bathroom and Attic Room. Upvc double glazing, an open fire and oil fired central heating. 17 New Street is found close to the Mermaid of the North, coastal walks and Balintore Harbour. Generous enclosed rear garden with sheltered patio and new wooden shed. Off-street parking for a number of vehicles. All furniture and white goods are included in the sale. Carpets, blinds, curtains and light fittings are included. This property would be ideal for a variety of purchasers.



Shandwick is one of the three seaboard villages on the coast of Easter Ross and dolphins are often spotted off the coast. Nearby Hilton has the popular Seaboard Community Hall with a week day cafeteria. There is a primary school, village shop/post office, chemist, hotel and coastal walks. The award winning beach at Shandwick is one of Easter Ross's best kept secrets. Further amenities are found in nearby Tain approx 7 miles away, on the famous NC500 tourist route. Tain has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, secondary school, golf club, tennis club and hotels. 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. 17 New Street is close to the beach and marvellous walks along the coastline.



Hall:

Welcoming hall entered via a Upvc front door with glazed panels. Stairs lead to the first floor. The hall runs the length of the property to the rear door to the garden. Large under-stair cupboard with light and radiator provides good storage. Access hatch to roof space. Radiator.

Kitchen/Diner: 4.55m x 4.50m

A bright spacious kitchen/diner with three windows overlooking the front garden and sight of the Firth. Modern floor and wall units provide generous storage. Work surfaces with matching upstands and under-unit lighting. Integrated appliances include a dishwasher, electric oven, hob with extractor hood over, microwave oven and under counter fridge. The new Bosch free-standing fridge/freezer is included. 1½ sink/drainers with mixer tap. Original cast iron open fire (currently capped). Illuminated shelved alcove. Ample space for a table and chairs. Radiator.

Living Room: 3.50m x 4.55m

Generous living room with window to the front. Open fireplace set on a slate tiled hearth with cast iron & tiled surround and sleeper mantel. Radiator.

Bedroom 1: 3.40m x 5.40m

Practical ground floor bedroom found to the rear of the property next to the shower room. Bright dual aspect room with two windows to the side and further window to the rear. Access hatch, with fitted ladder to attic space. Radiator.

Attic Space: 5.40m x 3.40m

Large attic above bedroom 1 that is boarded out and offers an excellent storage space. Skylight window to the side.

Shower Room: 3.60m x 2.85m

Spacious modern shower room with white suite comprising vanity wash hand basin, wc, bidet and large walk-in shower with drying tray, wet wall splashback and mains shower. Tiled walls and laminate flooring. Window to the side, extractor fan and towel radiator.

Rear Hall:

Part-glazed Upvc external door to the garden. Fitted shelving and coat hooks provide excellent storage for outdoor clothing. Radiator.

Utility Room: 2.77m x 2.23m

A functional utility room with stainless steel sink and drainer. The washing machine, and tumble dryer are included. Work surface and cupboards below. Storage along with hanging for jackets and storage of boots etc. Two windows to the rear. Radiator.





First Floor Landing:

Stairs from the hall lead to the spacious landing giving access to two bedrooms and bathroom. New Velux window to the front. Access hatch to roof space. Radiator.

Bedroom 2: 4.01m x 3.65m

Large double bedroom with dormer window to the front and lightly coombed ceiling. Radiator.

Bathroom: 2.95m x 1.71m

Light modern bathroom with two windows overlooking the rear garden. White suite comprising vanity wash hand basin, wc and a slipper bath that sits below the window overlooking the garden. Tiled walls. Towel radiator.

Bedroom 3: 4.01m x 2.84m

Bright double room with dormer window and window seat providing views to the Firth. Lightly coombed ceiling adds character. Radiator.

Garden:

The property comes with front and rear gardens. The front garden has a paved path to the front door with grassed areas on both sides and a dwarf stone wall. The generous enclosed rear garden is terraced. Spacious newly paved patio area with well-stocked flower borders, ideal for entertaining. The higher garden levels are grassed and the top level has views out over the Moray Firth. Large wooden shed, perfect for storing garden tools and outdoor accessories. A boiler room is located to the side of the property. External wood store, lighting and tap.

Viewing:

Please contact the Selling Agents.

EPC Rating: E

Location:

<https://w3w.co/snacks.countries.meaning>



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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

