

Ardroil, Scotsburn Road, Tain, Ross-Shire IV19 1PR

Offers Over £225,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public





Detached property in an established residential area of Tain close to shops and schools. Recently upgraded and decorated throughout with new kitchen and bathroom. Newly painted exterior. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Dining Room, 2 Bedrooms, Bathroom and Large Attic Room/Bed 3. Oil CH, DG and an open fire. Spacious bright rooms and excellent storage. Generous gravel off-street parking. Mature and established garden. Potential to add to the accommodation and current plans are available for interested parties. Walking distance to shops, health centre, transport links and schools. Ideal property for downsizers or a young family.



The High Street in Tain is a stroll away where shops, cafes, restaurants and other services can be found. Tain is Scotland's oldest Royal Burgh and on the route of the famous North Coast 500 scenic drive. 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 Vestibule: 1.52m x 1.23m

Welcoming vestibule entered via a Upvc front door with feature stained glass panel and glazed side panels. Further glazed door with side panels opens to the hall.

Hall:

Spacious hall with four large storage cupboards, one storing the hot water tank. Access hatch, with ladder, to the large attic room. Radiator. Door to rear hall.

Living Room: 4.83m x 4.55m

Generously proportioned room with bay window overlooking the front garden. Built-in glass-fronted, shelved display cupboard. Open fire on a tiled hearth with a tiled surround. Two radiators. New glazed doors open to the dining kitchen.

Kitchen/Dining Room: 6.55m x 3.64m

Spacious and light double-aspect room with two windows to the rear and a window to the side. Newly installed kitchen with floor mounted units providing excellent storage and ample work surfaces. Integrated recycling unit and stainless steel 1½ sink/drainer. Integral fridge/freezer, Lamona electric cooker with extractor fan over and Lamona washing machine are all included. Radiator.

Rear Hall:

Upvc door with glazed panel to the rear garden. Meter cupboard and electric fuse box.

Bedroom 1: 3.95m x 3.62m

Bright room situated to the front. Large built-in cupboard provides ample storage. Further large cupboard with window to the side. (2.25m x 0.75m). Previously used as an en-suite and now a practical laundry drying room. Radiator.

Bathroom: 2.73m x 2.13m

Newly modernised bathroom with window to the side. WC and wash hand basin set in a vanity storage unit. Large bath and separate shower cubicle with electric Mira shower and wet wall splashbacks. Mirror-fronted cabinet. Electric towel radiator.





Bedroom 2: 3.63m x 3.60m

Spacious room quietly situated at the rear. Window overlooking the garden. Built-in cupboard with hanging rail. Radiator.

From the hall, an access hatch with a pull-down ladder leads to an upper landing. Large cupboard (5.86m x 1.18m) with shelving, light and access to further eaves storage. The landing also provides access to the large attic room and further storage.

Attic Room/Bedroom 3: 5.20m (w) x 5.17m (to bay)

Extensive first floor room with dormer window overlooking the front garden. Three large built-in cupboards provide superb storage with one also providing access to further storage in the eaves. Access hatch to roof space which has a skylight. Radiator.

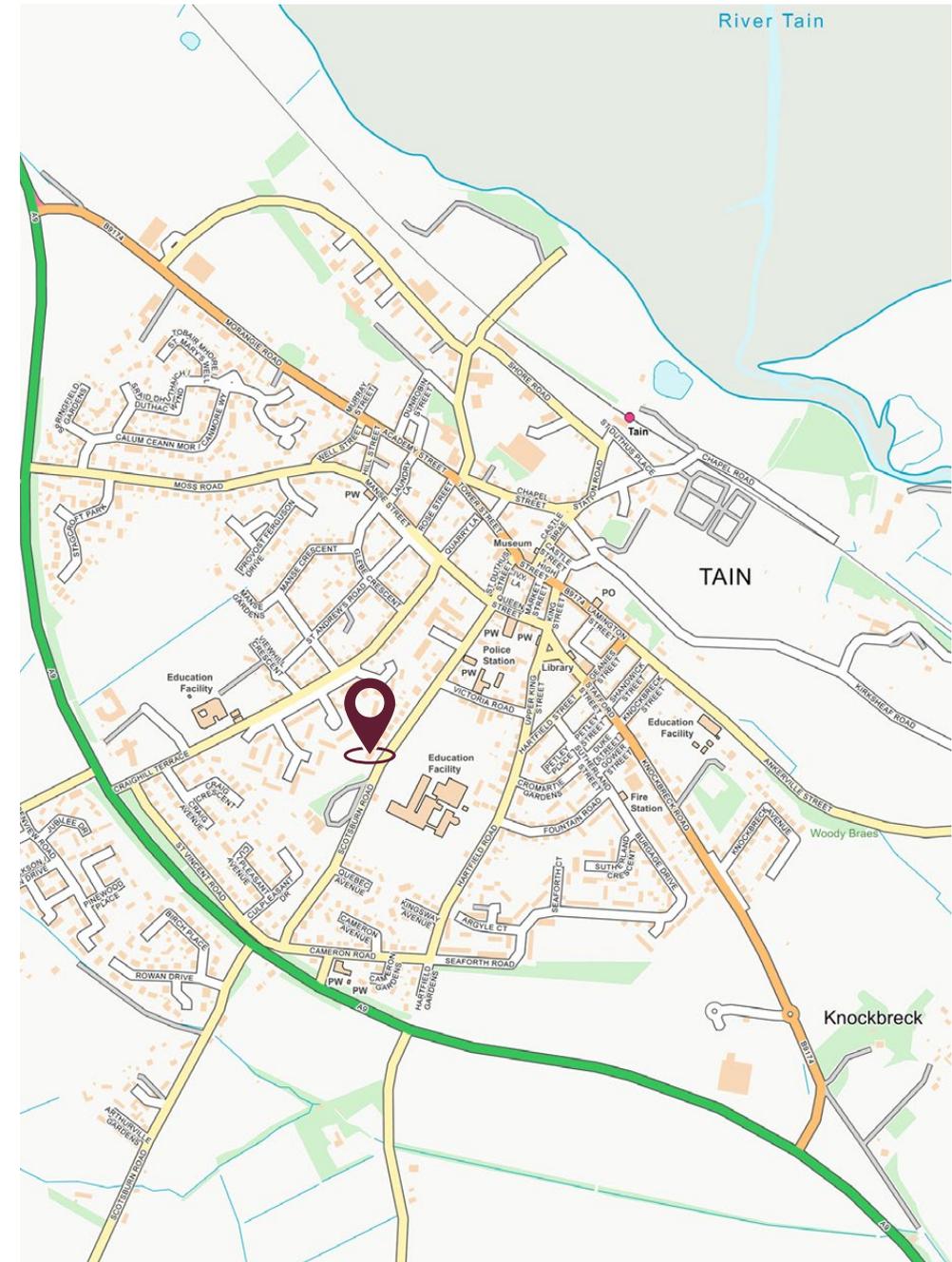
Garden:

Ardroil has established and well-stocked gardens to the front and rear. The front garden has a grassed area and flower borders. The enclosed rear garden also has a grassed area with mature planting. Two sheltered paved patio areas to the rear. Wooden shed. Generous off-street parking with gravel turning area and space for a garage. The rear garden is enclosed with metal gates. External tap and lighting.

Viewing:

Please contact Mr & Mrs Smith on 07795570002 or 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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