

1 King Street, Tain, Ross-Shire IV19 1AF

Fixed Price £87,500

NOW
FIXED PRICE
£87,500





Traditional double-upper flat centrally located in the popular town of Tain. Accommodation: Hall, Living Room, Kitchen/Diner, 2 Bedrooms and Bathroom. Bright and generously proportioned rooms with both bedrooms and living room double aspect. The flat has excellent storage and views to the Dornoch Firth. Double glazed and electric heating. Ideal first-time purchase or as investment property. Quietly located off the High Street and only steps from shops, cafes and restaurants. Courtyard with shared access. Roof & chimney inspected and upgraded in 2020. White goods, curtains and blinds are included.

The property is situated overlooking 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.



Hall:

Stone steps from King Street lead up to the wooden front door. This opens to a light hall which has a Rointe electric heater. Coat cupboard with shelving. Further large practical storage cupboard (1.50m x 0.91m) with coat hooks.

Living Room: 4.85m x 3.80m

Well proportioned and high ceilinged room with windows to the front and rear. Wooden laminate flooring. Views to the Dornoch Firth. Rointe electric heater.

Kitchen/Diner: 6.45m (w) x 3.10m (w)

Superb room for entertaining with two large windows overlooking the High Street. Ample space for a dining table & chairs or for cosy sitting area. Floor and wall mounted units provide storage and counter space. The Belling electric oven & hob, Hotpoint washing machine and fridge are all included. Stainless steel sink and drainer. Vinyl flooring. Fuse and meter cupboard. Rointe electric heater.

Bathroom: 2.03m x 1.87m

Practical room with WC, wash hand basin and bath with electric Mira sport shower over. Tiled floor and splashbacks. Extractor fan. Electric fan heater.

Stairs from the hall lead up to a spacious upper landing which has a window overlooking King Street.

Bedroom1: 4.45m x 3.07m

Light double aspect room with windows to the front and rear. Large walk-in cupboard (2.71m x 1.25m) with light & power, stores the hot water tank. Lightly coombed ceiling adds character. Access hatch to the coomb. Dimplex panel heater.

Bedroom 2: 4.35m x 3.94m

Second bright double bedroom with windows to front and rear. Views to the Dornoch Firth. Fitted wardrobe with hanging rail. Lightly coombed ceiling. Dimplex panel heater.

Externally:

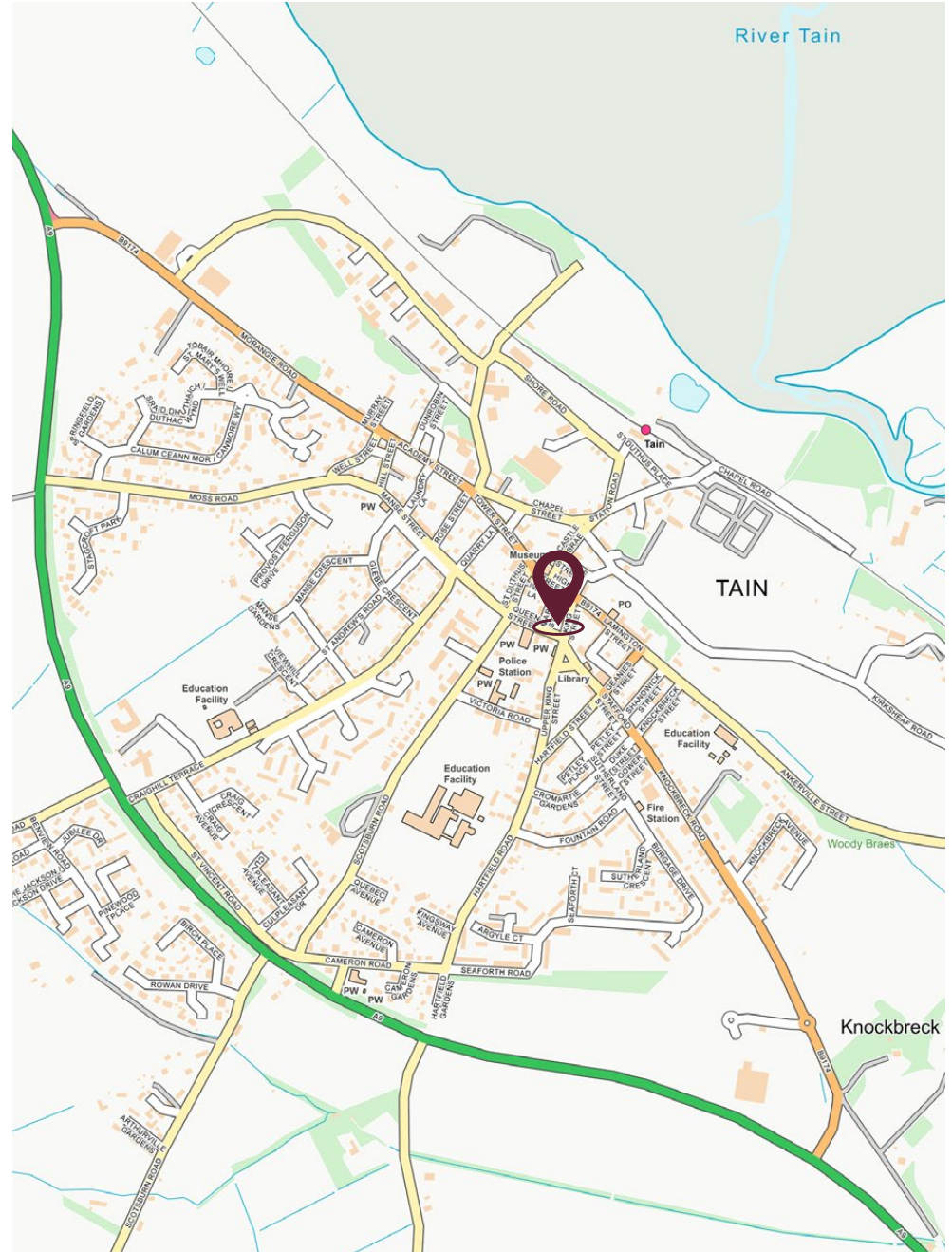
Courtyard with shared access is found off King Street.

Viewing:

Please contact the Selling Agents.

EPC Rating: E





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