

4 Knockbreck Street, Tain, Ross-Shire IV19 1BJ

Offers Over £149,950

REDUCED  
PRICE



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public

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Traditional house of stone and slate construction centrally located in a quiet street in Tain. Accommodation: Hall, Living Room, Kitchen/Diner, 3 Bedrooms and Bathroom. The property has spacious living accommodation with a full length living room and dining kitchen. The property is double glazed with circular window single glazed and benefits from oil fired central heating and an open fire. New front and rear doors. Good sized enclosed gardens to front and rear. All white goods and furniture (except personal items) are included. Ideal for those looking for a property close to local amenities. Offering superb potential to a variety of purchasers.

The property is situated about 2 minutes from 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:**

New Upvc front door with glazed feature panel. The layout comprises bedroom 1 on the left, stairs lead up the left hand side of the hall to the first floor accommodation. To the rear is the living room on the right and kitchen to the left. A second new external Upvc door at the end of the hall opens to the rear garden. Under-stair cupboard and further under-stair cupboard. A third cupboard also stores the CH boiler. Cupboard with fuses/meter. Radiator.

### **Living Room: 6.58m x 3.35m**

Spacious double aspect room with windows to the front and rear. Tiled fireplace with electric fire in situ. Radiator.

### **Kitchen/Diner: 3.68m x 3.15m**

Well proportioned kitchen with modern floor and wall mounted units providing excellent storage space and work surfaces. Stainless steel sink with integral soap dispenser. Dishwasher, Samsung washing machine and fridge/freezer are included. Integral Hotpoint electric oven and Indesit hob with extractor hood over. Tiled splashbacks. Large pantry store cupboard with shelving. Space for informal dining. Window overlooks the rear garden. Radiator.

### **Bedroom 1: 2.64m x 3.64m**

Practical downstairs room situated at the front of the house overlooking the garden. Built-in double wardrobe with hanging rail and shelf. Currently used as a playroom. Radiator

Stairs lead up to the first floor landing which provides access to two bedrooms and the bathroom. The upper landing has a window to the side and access hatch to the attic.

### **Bedroom 2: 3.53m x 3.19m**

Quietly situated to the rear of the property with an open outlook. Shelved cupboard with hanging rail. Radiator.



### **Bedroom 3: 5.00m x 3.07m**

Spacious room situated at the front of the house with window and feature circular window looking over the front garden on to Knockbreck Street. Built-in cupboard. Radiator.

### **Bathroom: 1.95m x 1.85m**

Bright room with white three piece suite comprising WC, wash hand basin and shower-bath with mains shower over. Wet-wall panelling. Window to the rear. Towel radiator.

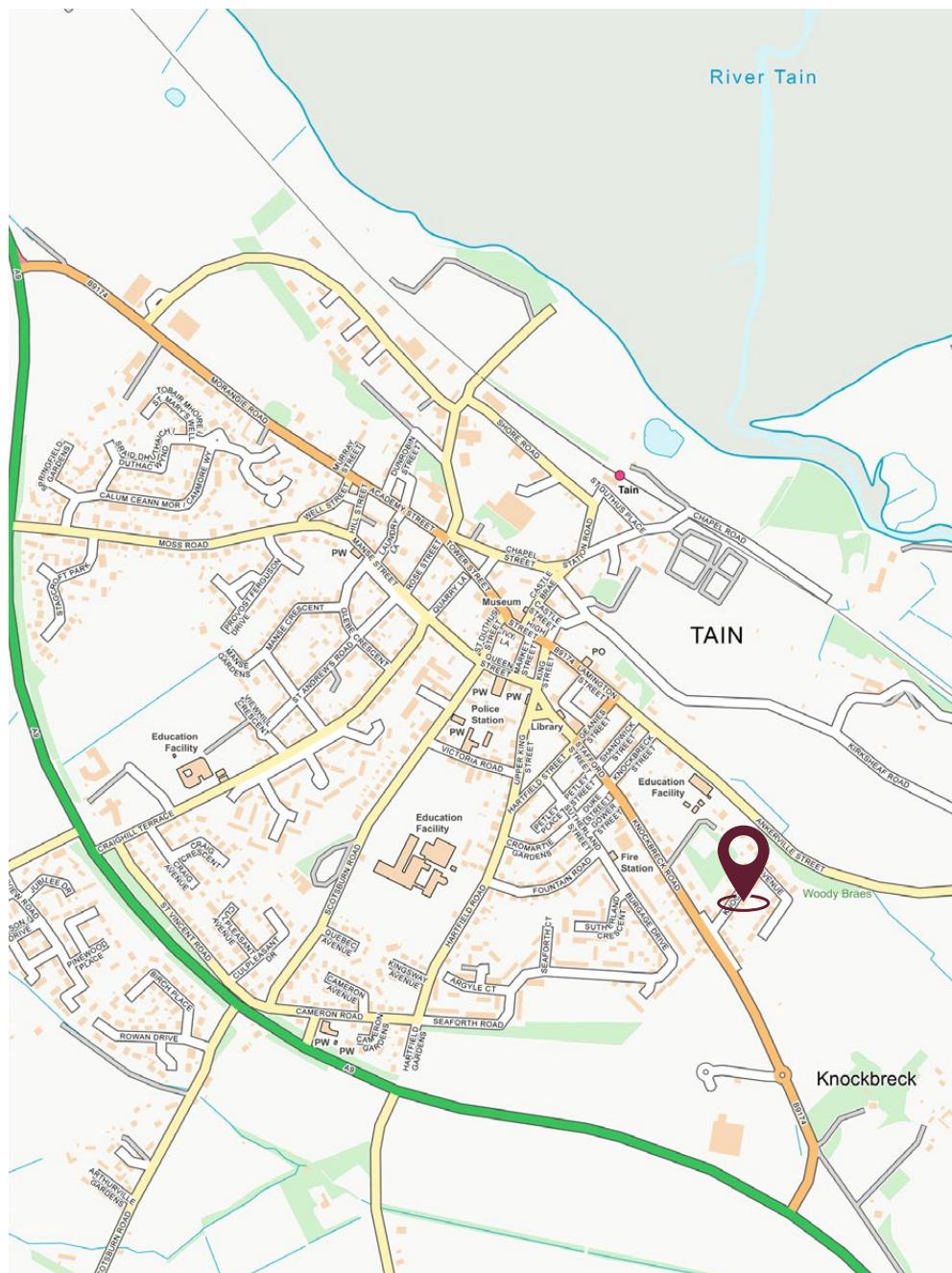
### **Garden:**

The property has enclosed gardens to the front and rear. The front garden is laid to grass with a path to the front door and around the side. A utility area at the side of the house which has been paved. The rear garden is mainly laid to grass with a paved patio area. External lights and tap. Greenhouse frame. Brick shed in the rear garden.

### **Viewing:**

Please contact Mr Rhind on 07584240116

### **EPC Rating: E**



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.

