





Walk-in mid-terrace property in a quiet cul-de-sac on the edge of a popular residential area. Accommodation: Entrance Vestibule, Hall, WC, Living Room, Kitchen, 2 Bedrooms and Bathroom. Double glazed and electric storage heaters. Private off-street parking. Enclosed front garden with wooden shed and rear garden opening to large green space. Within walking distance of local Asda store and schools. The location and situation make this ideal for a first-time purchase or as an investment.



The property is situated about 5 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.



**Entrance Vestibule:** 1.64m x 0.90m

Entered through wooden door with glazed panel. Door to WC and further door to hall.

**WC:** 2.41m x 0.86m

Practical ground floor room with wash hand basin and WC. Shelved cupboard. Fuses and electric meter.

**Hall:**

The layout comprises kitchen and living room on the left, stairs to the right and rear door at the end of the hall. The area under the stairs would easily fit a computer desk, creating an ideal study area. The hall has a large coat cupboard. Dimplex heater.

**Kitchen:** 2.70m x 3.18m

Light and spacious kitchen with modern wall and floor mounted units providing ample work space. window overlook the front garden. Space for appliances and plumbed for washing machine. Tiled splashbacks and stainless steel sink and spotlighting. Large cupboard space.

**Living Room:** 5.03m (w) x 3.21m (w)

Spacious and bright room with window overlooking the rear garden to the open green space and trees beyond. Dimplex heater.

Stairs from the hall lead to the upstairs landing giving access to 2 bedrooms and the bathroom. Access hatch to the loft.

**Bathroom:** 1.90m x 1.70m

Comprises WC, vanity wash hand basin and bath with electric Triton shower over. Window to the front. Tiled floor and splashbacks





**Bedroom 1:** 4.54m (w) x 3.17m (w)

Spacious room with large shelved cupboard. Window overlooking the front garden. Electric panel heater.

**Bedroom 2:** 4.12m x 3.20m

Further generous double bedroom. Window with open views overlook the rear of the property. Large cupboard (2.34m x 0.93m). Electric panel heater.

**Garden:**

The property benefits from front and rear gardens. The front garden is fully enclosed with wooden fencing making it safe for children and pets. Paved and low maintenance gravel area. Washing line, external tap and wooden shed. The rear garden is laid to gravel and bounded by a low hedge. Opens to the spacious green space to the rear. Private off-street parking found to the front.

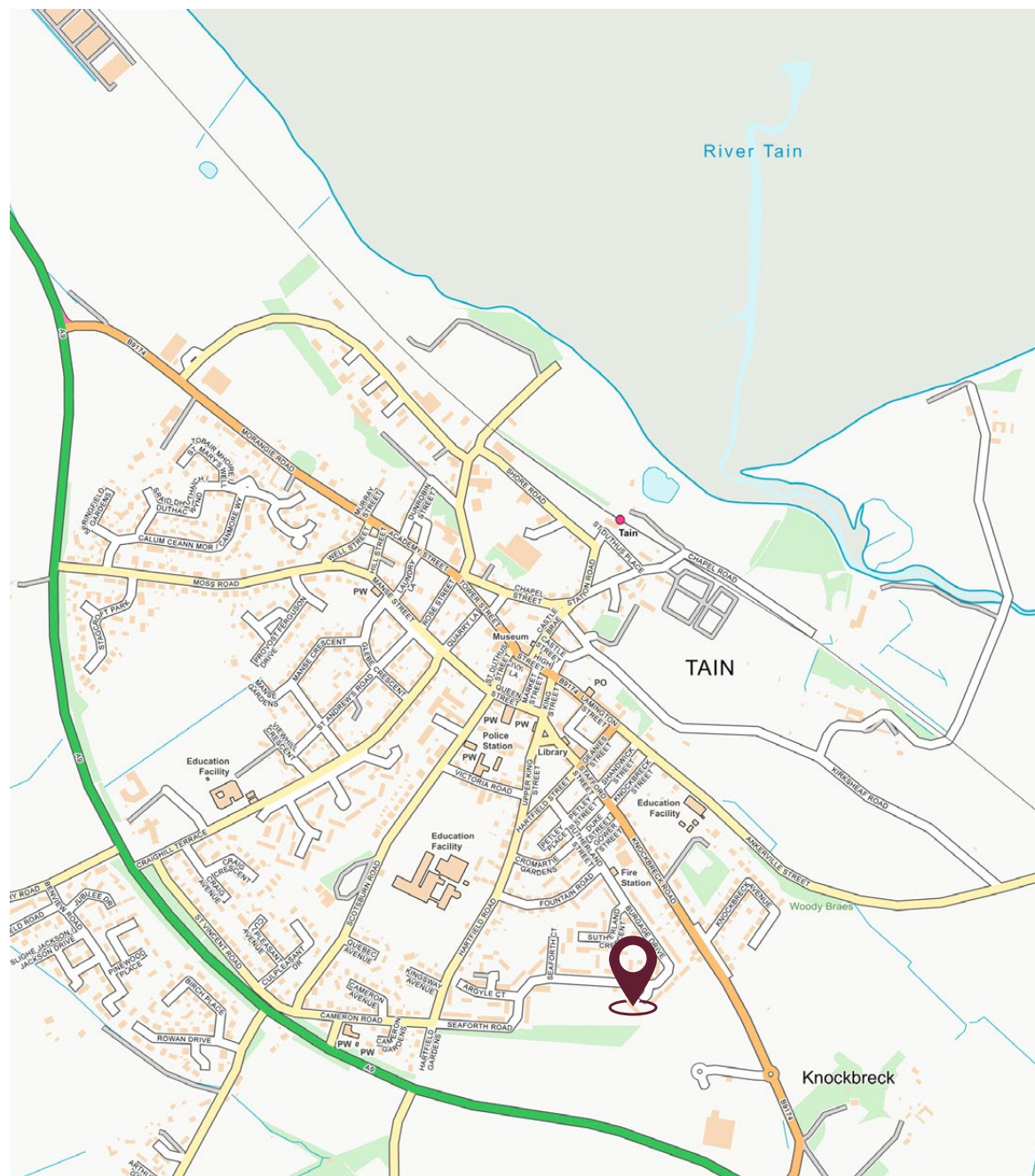
**Viewing:**

Please contact the Selling Agents

**EPC Rating:** D

**Location:**

<https://w3w.co/dignify.holdings.language>



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