

18 Sutherland Street, Tain, Ross-Shire IV19 1DQ

Offers Over £110,000







Walk-in end-terrace property in a popular residential area in Tain. Accommodation: Entrance Vestibule, Hall, WC, Living Room, Kitchen/Diner, 3 Bedrooms and Bathroom. Electric heating and double glazing. Front and rear gardens with off-street parking to the front and garden shed to the side. Close to open green space with local amenities within walking distance. All blinds, curtains and light fittings included. The location makes this property ideal for families, downsizers 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:** *1.50m x 0.87m*

Entered through Upvc door with feature glazed panel. Walk-in storage cupboard shelving and coathooks. Further door to hall.

**Hall:**

The layout comprises living room and kitchen to the left, WC and stairs to the right and rear door at the end of the hall. The area under the stairs would easily fit a desk, creating an ideal study area or could be used for storage. The hall has a large cupboard with hooks and electric fuses and meter. Radiator.

**Living Room:** *5.05m 4.38m*

Generously proportioned room entered via a 15-pane glazed door. Patio windows open to the front giving the room a bright feel. Feature fireplace with electric fire in situ. Two radiators.

**Kitchen/Diner:** *4.40m x 2.66m*

Spacious dining kitchen with wall and floor mounted units providing ample work surfaces. Space for informal dining and small breakfast bar. Large pantry cupboard with shelf provides further additional storage. Windows overlook the rear garden. Spotlights and tiled walls. 1½ sink. Electric oven and hob with extractor hood over. Integral fridge, freezer and Hotpoint washing machine. Radiator.

**WC:** *1.55m x 0.84m*

Practical ground floor wc with vanity wash hand basin and WC. Window to rear. Tiled to half-height.

Upstairs landing gives access to three bedrooms and the bathroom. Access hatch to the attic. Large walk-in cupboard with shelving.









**Bedroom 1:** 3.54m (w) x 3.51m (w)

Generous room with large shelved cupboard. Window overlooks the rear garden. Radiator.

**Bedroom 2:** 3.25m x 3.00m

Bright room overlooking the front of the property. Triple wardrobe. Radiator.

**Bedroom 3:** 4.19m x 2.63m

Spacious room with window overlooking the front. Radiator.

**Bathroom:** 1.90m x 1.67m

Comprises WC, wash hand basin and bath with electric Triton shower over. Window to rear. Tiled walls. Radiator.

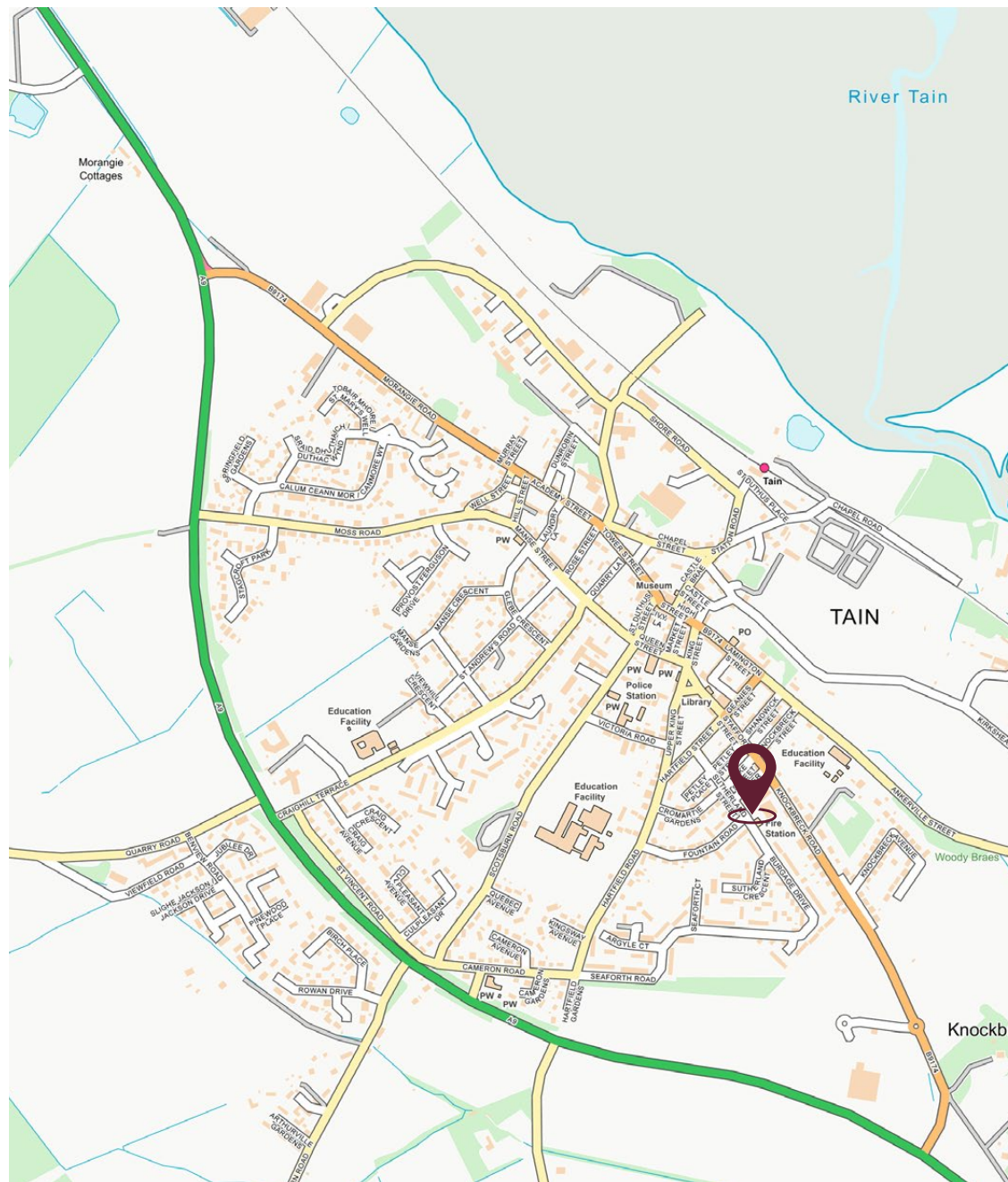
**Garden:**

Neat front garden enclosed with a low wooden fence. Mainly laid to grass with established planting. A wooden gate opens to a paved path leading to the front door.. Paved area for off-street parking. The enclosed rear garden has been laid with grass for low maintenance and has a whirligig. Large metal garden shed.

**Viewing:**

Please contact the Selling Agents

**EPC Rating:** F



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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.



