

5 Mayfield Wynd, Tain, Ross-Shire IV19 1LL

Offers Over £175,000





Walk-in semi-detached bungalow situated in a quiet residential area of Tain within walking distance of local amenities. Accommodation: Hall, Living Room, Kitchen/Diner, 3 Bedrooms (1 En-suite) and Shower Room. The property benefits from DG and electric storage heating. There is generous off-street parking, a detached garage and wooden shed. This property is quietly situated in a peaceful cul-de-sac with no through traffic. Viewing is recommended

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.



Entrance Hall:

Entered via the side of the property via a Upvc door with glazed inset. Light welcoming hall with laminate flooring, smoke alarm and spotlights. Access hatch to the attic. Large walk-in cupboard with shelving, hooks and light. The cupboard also stores the fuses, meter and hot water tank, with additional access to attic and an access hatch to the sub-floor. Dimplex heater.

Kitchen/Diner: 4.33m x 2.78m

Bright room entered via wooden door with feature glass panels. Window to side and patio doors to the rear. Floor and wall mounted units provide ample storage and worktops. Stainless steel sink/drainer with mixer tap. Integrated Indesit appliances include; fridge, freezer, electric oven and washer/dryer. Logik hob with Indesit extractor over. Ample space for dining. Dimplex electric heater.



Living Room: 5.09m x 4.120m

Light and spacious room with three full-length windows to the front. Dimplex electric heater and feature electric fireplace.

Shower Room: 1.93m x 1.83m

Modern fitted white suite comprising WC, wash hand basin and electric Triton shower. Tiled surrounds and towel radiator. Window to the side.

Bedroom 1: 2.90m x 2.18m

With window overlooking the front garden. Dimplex electric panel heater.

Bedroom 2: 3.07m x 2.33m

Light room with window to the side. Dimplex electric panel heater.



Bedroom 3: 3.78m x 2.96m

Spacious main bedroom with large window overlooking the rear garden. Dimplex electric panel heater.

En-suite: 1.70m x 0.68m

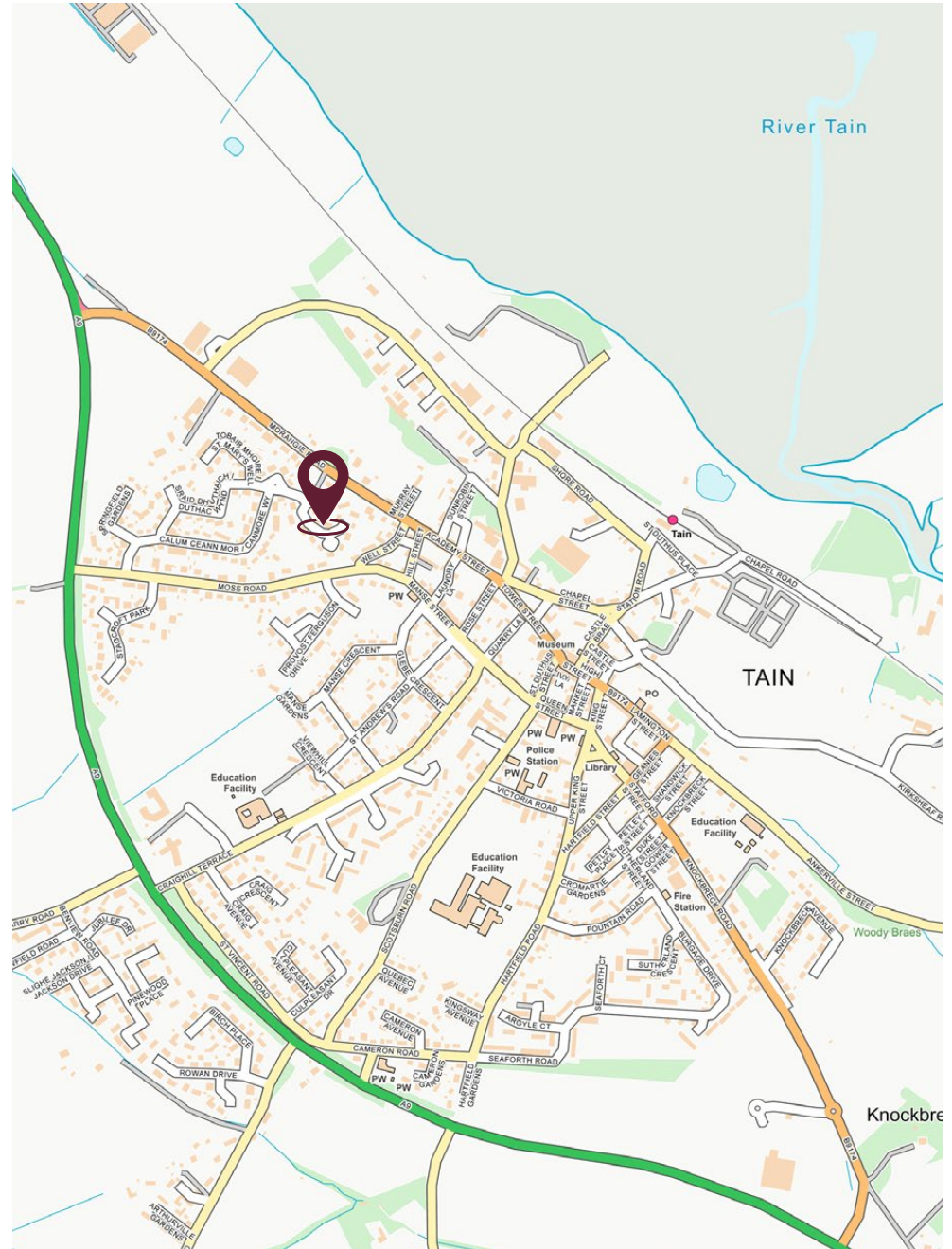
Practical room with WC and wash hand basin. Tiled to half-height.

Garden:

The front garden is laid to grass with paved area for flower tubs. Generous gravel drive capable of parking a number of vehicles. Single garage with up-and-over door and windows to the side. The rear garden is laid to grass with private patio area ideal for outdoor socialising. Flower beds to the rear. The rear garden was previously fully enclosed. External lights and tap. Wooden shed offers practical storage.

Viewing:

Please contact the Selling Agents

EPC Rating: E

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