

3 Culpleasant Drive, Tain, Ross-Shire IV19 1JT

Offers Over £275,000





Superb opportunity to purchase a spacious and attractive family home in a desirable residential cul-de-sac with no through traffic. The flexible accommodation comprises: Hall, Living Room, Kitchen/ Diner, 5 Bedrooms, Shower Room and Bathroom. Bright, light-filled rooms and ample storage. The property has the benefit of double glazing and oil fired central heating (new boiler 2021). New windows and front door were installed in 2023. Detached garage and driveway parking. Front garden and enclosed rear garden help to make this an ideal family home. The property is ideally located in a peaceful area within walking distance of all amenities and close to the Health Centre and schools. Presented in walk-in condition, viewing is highly recommended.

3 Culpleasant Drive is within walking distance of 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:

Spacious hall entered via a Upvc partially glazed door with glazed side panel. The hall provides access to all the ground floor accommodation. Large cupboard offering practical storage. Oak and glass staircase (installed 2021) leads to the upper landing Radiator.

Living Room: 5.40m x 4.65m

Light double aspect room with windows overlooking the front and side. Multi-fuel wall-mounted stove with a marble hearth. Two radiators.

Kitchen/Diner: 6.18m x 3.42m

Modern fitted kitchen with wall and floor mounted units providing excellent storage and work surfaces. A large central island provides additional storage and is ideal for food preparation. Two windows overlook the side of the property. Plumbed for a washing machine and dishwasher. The six-ring gas range with electric double oven and extractor hood are also included in the sale. A spacious dining area can comfortably seat six. Two radiators.

Rear Hall: 1.65m x 1.55m

With window to rear and external door to the garden. Electric fuse box.



Shower Room: 1.65m x 2.48m

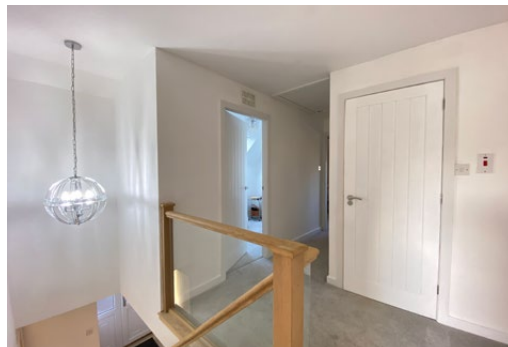
Modern room with walk-in shower enclosure with mains shower. WC and vanity wash hand basin. Window to the side and extractor fan. Tiled floor and feature-tiled walls. Radiator with integral mirror.

Bedroom 1: 3.42m x 3.35m

Practical ground floor bedroom, quietly situated, with window to the rear. Triple wardrobes with shelving and hanging rail. Radiator.

Bedroom 2: 3.86m x 3.40m

Light-filled room which could also be used as a family room or playroom. Patio doors lead out to the enclosed rear garden. Storage cupboard. Radiator.



Upper Landing:

Modern oak and glass stairs lead to the first floor landing where there is access, via a Ramsay ladder, to the floored loft which has a light and provides excellent storage. The landing has a generous walk-in cupboard providing access to the eaves for further storage. The cupboard could possibly be converted to an en-suite, subject to planning permission.



Bedroom 3: 4.73m x 3.41m

Good sized double bedroom with his-and-her double wardrobes with fitted shelving and hanging rails. Window to the rear overlooks the garden. Radiator.

Bedroom 4: 3.29m x 2.24m (w)

Bright room with large Velux window to the side. Could also be used as a home office or dressing room. Radiator.

Bedroom 5: 5.70m x 3.50m

Substantial bedroom with window to the front. Double wardrobe with hanging rail and shelving. Space for a desk or tranquil seating area. Radiator.

Bathroom: 2.70m x 2.06m

Well-lit modern bathroom with WC, vanity wash hand basin and shower bath with mains waterfall shower over. Tiled floor and feature tiled walls. Illuminated mirror. Large Velux window with shelf below. Towel radiator.

Garage:

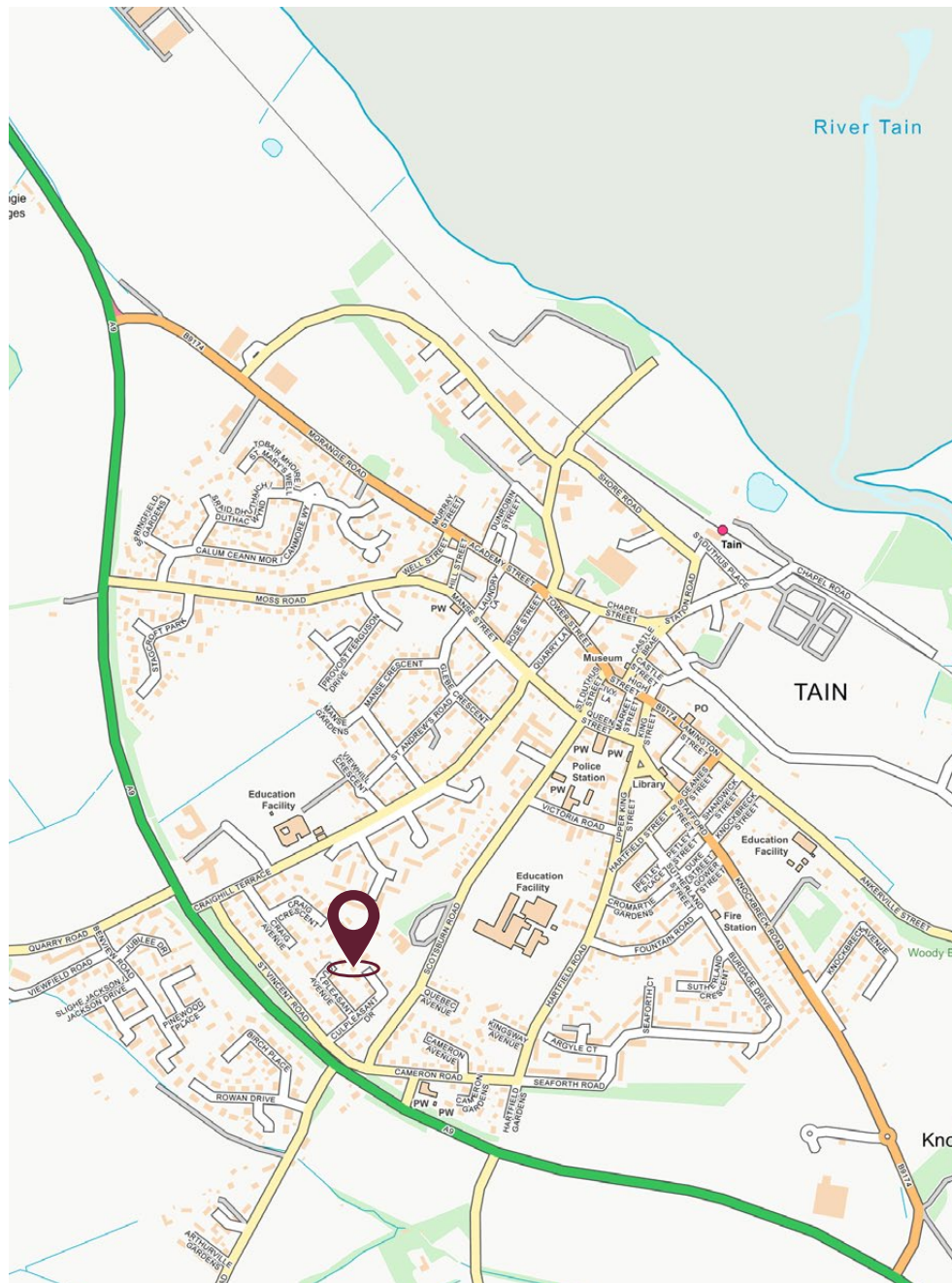
A mono-block driveway leads to the property providing parking for a number of vehicles. Detached single garage with concrete floor, power, light and workbench area. Up-and-over door and further door to the side. Between the garage and the house is a sheltered work area.

Garden:

Mono block path at the front of the property which is bordered by a small area of lawn surrounded by flower beds with a variety of individual plants and shrubs. The enclosed rear garden is securely fenced making it safe for children and pets and offering a degree of privacy. There is an area of lawn and a patio area to the side. Two outdoor kennels and enclosed dog run. A block-built store and wooden shed offer practical garden storage. Around the boundaries are well-stocked flowerbeds. To the rear of the garage is a barbecue area with Perspex roof for shelter. External lighting and tap.

Viewing:

To view contact Mr & Mrs Campbell on 07809169433

EPC Rating: D

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.



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