

14a Mayfield Wynd, Tain, Ross-Shire IV19 1LL

Offers Over £170,000





Walk-in detached bungalow situated in a quiet residential area of Tain within walking distance of local amenities. Accommodation: Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. The property benefits from DG and electric storage heating. There is generous off-street parking and garage with up-and-over door. 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 a glazed inset door. Light welcoming hall with access hatch to the attic. The Hall provides access to all rooms, a storage cupboard neatly houses the water tank, Dimplex heater.

### **Kitchen: 3.35m x 2.80m**

Bright room with large window to front. Floor and wall mounted units provide ample storage and worktops. Stainless steel sink/drainers. Free standing fridge freezer, electric cooker/oven with extractor over. Dimplex electric storage heater.

### **Living Room: 4.80m x 3.38m**

Light and spacious room with large window to the front. Dimplex electric storage heater.

### **Shower Room: 2.11m x 1.90m**

Modern fitted white suite comprising WC, wash hand basin and electric shower. Heated towel rail. Window to the rear.

### **Bedroom 1: 3.13m x 3.40m**

With window overlooking the back garden. Fitted storage units with double mirrored wardrobe. Dimplex electric panel heater.

### **Bedroom 2: 2.85m x 3.12m**

Light room with window to the rear. Mirrored wardrobe. Dimplex electric panel heater.

### **Garden:**

The front garden is predominantly laid to grass with attractive heather feature. Paved path to rear and stone border. Generous off street parking. Single garage with up-and-over door and windows to the side. The rear garden has private patio area ideal for outdoor socialising enclosed with mature hedging and trees.

### **Viewing:**

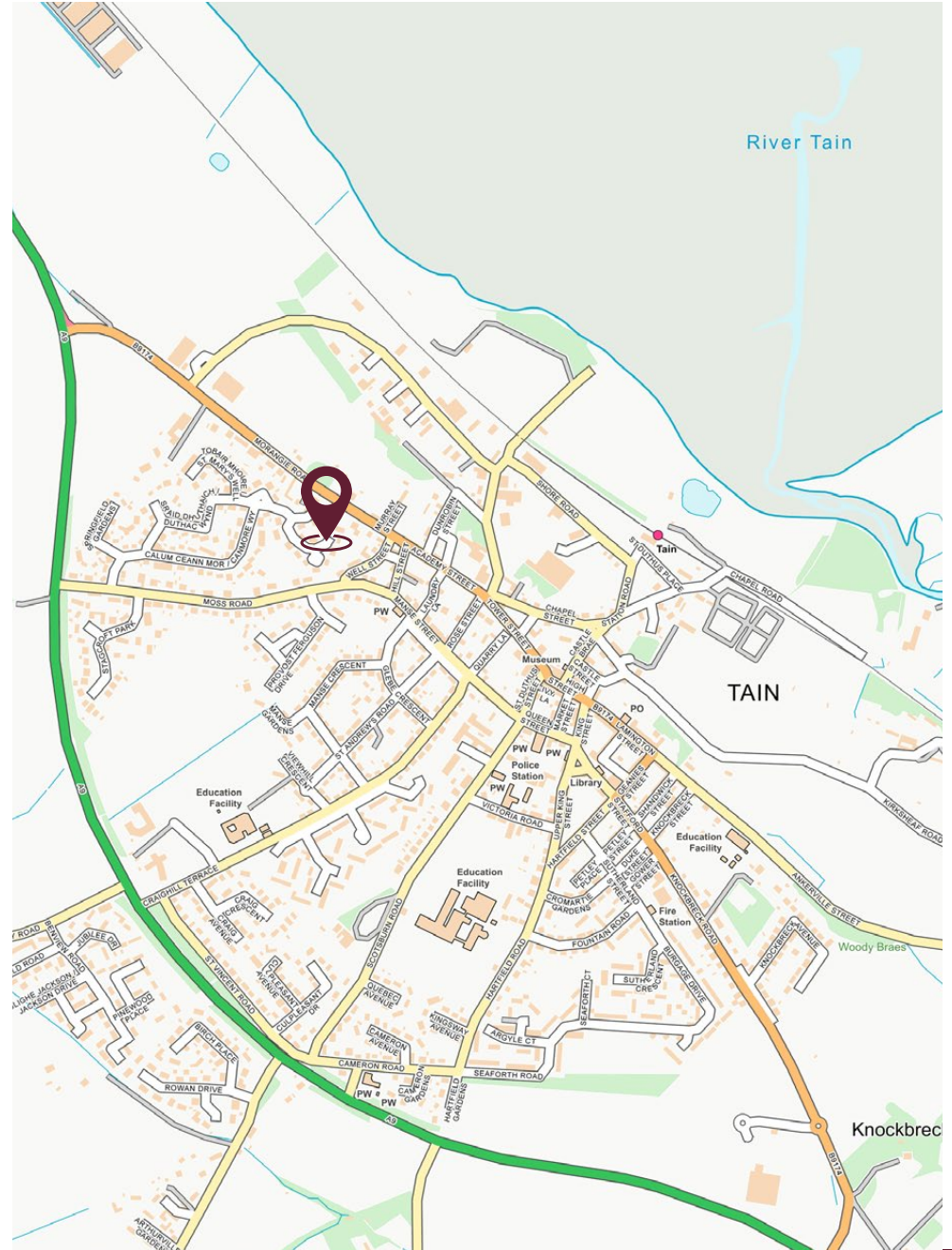
Please contact the Selling Agents

### **Council Tax Band: B**

### **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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