

13 Academy Street, Tain, Ross-Shire IV19 1ED

Offers Over £165,000







Traditional end-terrace townhouse centrally located in the Highland town of Tain. Accommodation: Entrance Hall, Kitchen/ Diner, Living Room, 3 Bedrooms Wet Room and Shower Room. Many original features, double glazing and multi-fuel stove. New oil central heating and tank. Bright dining kitchen opens to a sheltered patio. Large terraced rear garden with mature, well-stocked planting. Within walking distance of High Street shops and cafes with Tesco & Lidl nearby. Tain Links and Beach walks are a stroll away. Wooden blinds included and white goods available separately. Viewing is highly recommended.



The property is situated steps 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 wooden door with glazed inset and stained glass transom. Cupboard store fuses/meters. Radiator.

### Living Room: 4.73m x 4.30m

Spacious room with windows to the front. Multi-fuel stove sits on a slate hearth with a wooden mantelpiece. Cornicing and wooden dado. Large under-stair cupboard and shelved alcove. Two radiators.

### Kitchen/Diner: 4.25m x 2.73m

Bright room with windows overlooking the rear garden and external door to the rear. Modern kitchen installed 3 years ago with integral Lamona electric oven and hob with extractor hood. generous work surfaces. Floor & wall mounted storage. Composite 1½ sink/drainers with mixer tap.

### Wet Room: 2.71m x 1.70m

Practical room entered via a sliding door from the kitchen. Window to the side. WC, wash hand basin and easy access shower with electric Mira Advance shower Towel radiator.

### Upper landing:

Carpeted stairs curve up to the first floor landing. Feature wooden dado rail and bannister. Cupboard stores the hot water tank. Velux to rear and tongue & groove ceiling.

### Bedroom 1: 3.91m x 2.92m

Bright room with large window overlooking the rear garden. Light coombs. Radiator.

### Bedroom 2: 3.25m (w) x 2.43m

With window to the front. Generous storage cupboard and fitted shelving. Access hatch to the roof space. Radiator.

### Bedroom 3: 3.23m x 2.27m

Window to the front. Built-in alcove with top shelf. Radiator.

### Shower Room: 2.40m x 1.80m

Fully tiled room with window to side. WC, wash hand basin and walk-in shower with waterfall shower. Space for storage. Towel radiator.

### Garden:

Large enclosed garden found to the rear of the property. The garden has been carefully planned with terraced areas of grass and various seating spaces. There is a variety of mature and well-stocked plants. A wooden gazebo overlooks the garden towards the house, ideal for outdoor socialising. Private patio area outside the kitchen. Wooden shed, log store and bin store. External light and tap. Path round to the front of the property.

### Viewing:

Please contact the Selling Agents.

### EPC Rating: D

### Location:

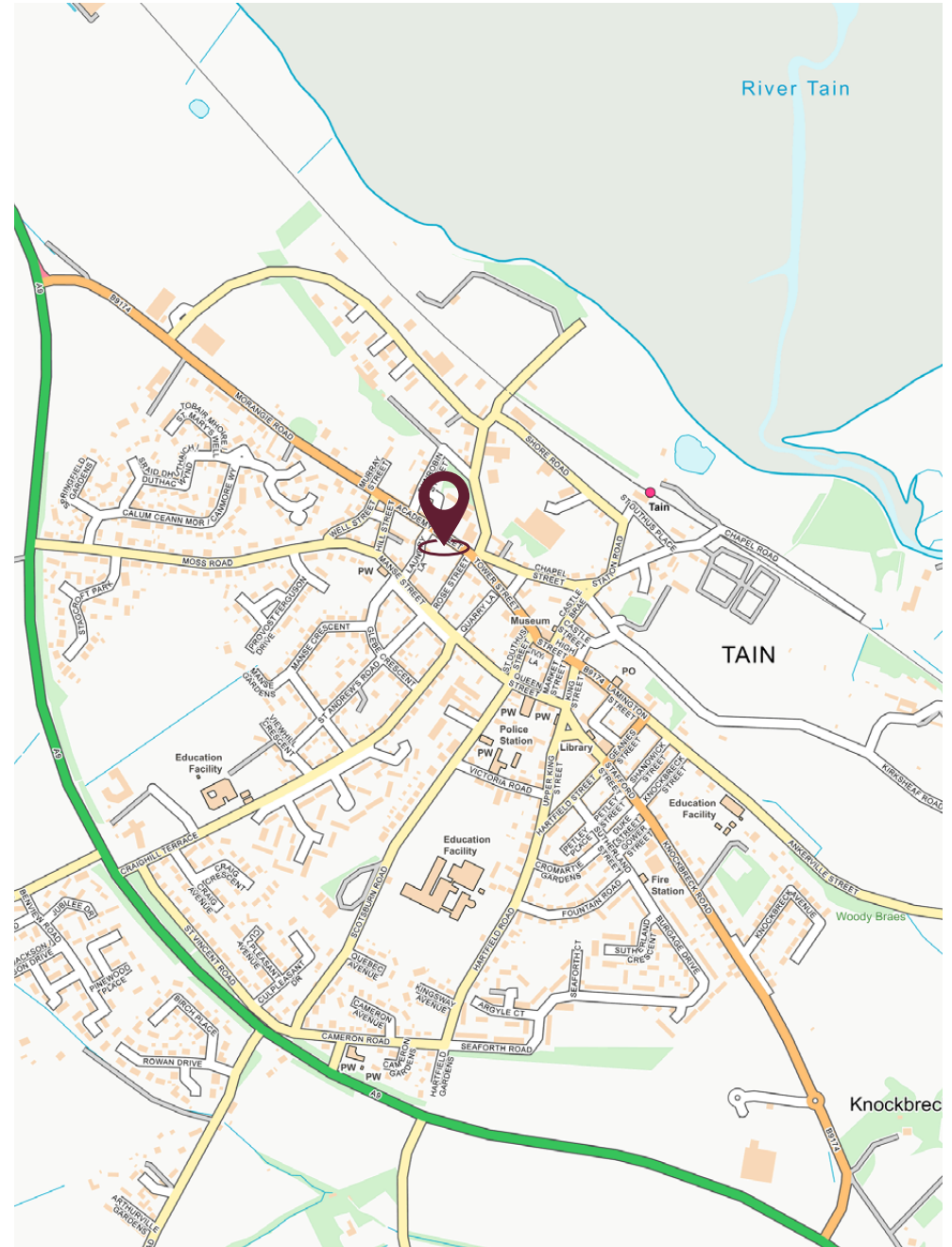
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