

Carian, 22 St Vincent Road, Tain, Ross-Shire IV19 1JR

Offers Over £215,000





Superb opportunity to purchase an attractive detached family bungalow in a quiet residential area of Tain. Accommodation: Entrance Vestibule, Hall, Living/Dining Room, Kitchen, Rear Vestibule, 3 Bedrooms and Bathroom. Fully double glazed with oil fired central heating throughout and found in good decorative order. Detached garage and driveway parking. Gardens to front and rear with wooden shed and wendy house. The property is situated close to the new school and health centre. It is ideally placed for commuting north and south on the A9. Viewing is essential to appreciate this attractive bungalow and its well maintained pretty garden.

Carian is situated a 10 minute walk 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: 1.20m x 1.05m

Entered via a UPVC front door with stained glass panel and glazed side panel. A glazed door with glazed side panel leads into the hallway.

Hall:

The hall provides access to all the accommodation. Two good sized cupboards for storage. Ladder access to the large attic space which has light and is mostly floored to provide additional storage. Radiator.

Living/Dining Room:

6.90m (w) x 4.50m (w)

Spacious double aspect room, the full width of the house. The open plan layout maximises the feeling of space. In the living room a picture window overlooks the front and patio doors from the dining area open to a raised deck at the rear. Feature stone fireplace with electric fire. Radiator.

Kitchen: 2.96m x 2.72m

Bright and modern fitted kitchen with an abundance of base and wall units with attractive worktops. Integral Zanussi appliances include an electric hob, cooker hood, oven, dishwasher, fridge and freezer. 1½ sink with mixer tap. Lighting by halogen spotlights. Door to rear vestibule. Radiator.

Rear Vestibule: 1.60m x 1.52m

Stores the boiler and electric fuses. Plumbed for washing machine. Upvc door, with glazed panel, opens to the rear garden.

Bedroom 1: 3.98m x 2.98m

Spacious room situated at the rear. Extensive fitted wardrobes with display shelving, mirrors, dressing table and bedside cabinets. Radiator

Bedroom 2: 3.81m x 2.88m

Bright room situated at the front with window overlooking the garden. Double wardrobe with hanging rail and top shelf. Radiator.

Bedroom 3: 2.76m x 2.71m

Further double bedroom overlooking the front garden. Wardrobe with hanging rail and top shelf. Radiator

Bathroom: 2.98m x 2.20m

Attractive 5-piece bathroom suite comprising WC, wash hand basin, roll-top bath, bidet and separate shower cubicle with electric Mira shower. Extractor fan and window to the rear. Fully tiled walls.

Garage:

A gated tarmac drive leads up the detached single garage with up-and-over door. Pedestrian door to the side and window to the rear.



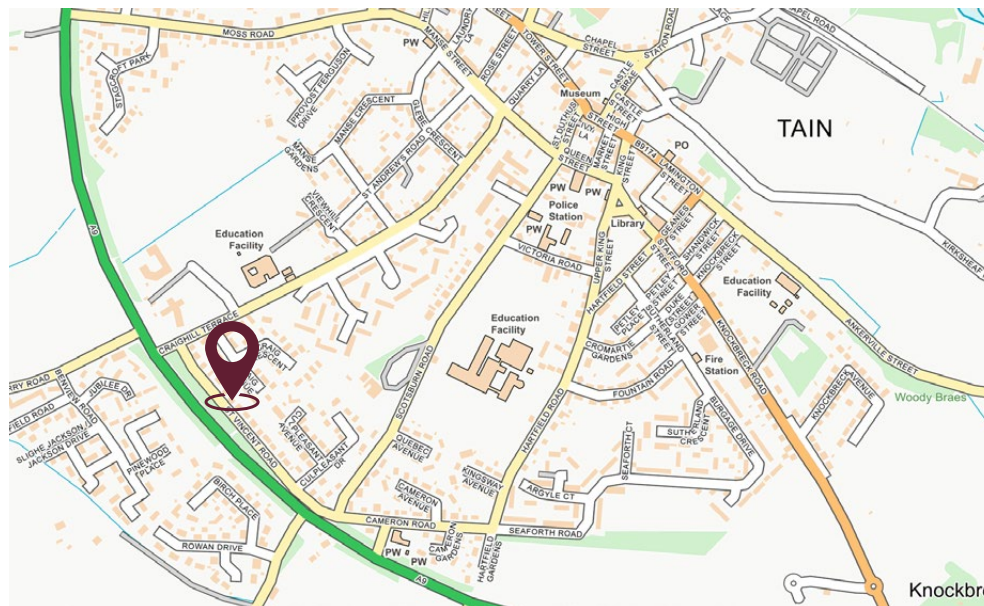


Externally:

The property has garden ground to the front, sides and rear. Boundaries are defined with timber fencing, block work walls and hedging. Attractive front garden with an area of lawn and well-stocked colourful border planting. A tarmac drive leads to the garage providing off-street parking. The enclosed rear garden is fully enclosed and mainly laid to grass. The Wendy house, greenhouse and wooden shed are all included. Decked area and paved patio areas are ideal for outdoor socialising. External lighting and tap.

Viewing:

Please contact the Maureen Jarvie on 07761003389.

EPC Rating: E

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