

2 Gower Place, Tain, Ross-Shire IV19 1DB

Offers Over £37,500





Semi-detached former Guide Hall with enclosed garden, situated a short stroll from Tain High Street. Accommodation comprises: Entrance Vestibule, Large Hall, Rear Room, Large Attic, Kitchen and Toilet with 2 separate WC Cubicles. Heating is provided by electric wall mounted units. Enclosed grass garden area which is surrounded by a stone-build wall and extending round the east perimeter of the hall protected by a wooden fence. The property is accessed via a concrete path. Previously used as a Guide & Brownie Hut, this property would be ideal for retail or office premises. Potential to convert to a residential building subject to appropriate Planning Permission. The property requires upgrading and modernisation.

The location of the property provides easy access to the A9 for travelling north or south. The High Street in Tain has shops, cafes, restaurants and banking services. The town has Asda, Tesco, Lidl and Co-operative supermarkets, a medical practice, primary and secondary education, a golf club and hotels. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found.

The subject property consists of main stone walls under a pitched slate roof and a block extension with a profile metal roof. Rainwater goods consist of UPVC specification. Timber framed single glazed window units. Internally, there are plasterboard wall and ceiling linings and suspended timber flooring.



Vestibule: 1.52m x 1.13m

Entered via two storm doors. Glazed door opens to main hall.

Kitchen: 2.95m x 2.91m

Floor and wall mounted units. Two stainless steel sinks. Serving hatch to the main hall. Extractor fan.

Main Hall: 15.17m x 7.10m

Extensive room with windows on two sides. Storage. Wooden ceiling trusses. Folding doors to rear room.

Rear Room : 4.76m x 2.55m

Shelving and storage. Door opens to wooden stairs up to the attic rooms.

Attic 1: 7.40m x 2.92m

Window overlooks the garden.

Attic 2: 4.25m x 2.92m

Toilet:

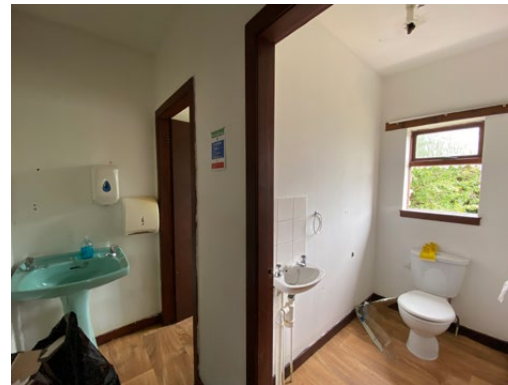
WC 1: 1.91m x 1.17m

WC and wash hand basin.

WC 2: 1.91m x 1.14m

WC and wash hand basin.





Approx floor Area	Area (Sq M)	Area (Sq Ft)
First	33.96	365
Ground	145.98	1571
TOTAL	179.94	1936

Rateable Value:

£3,500 pa as at 2024/2025.

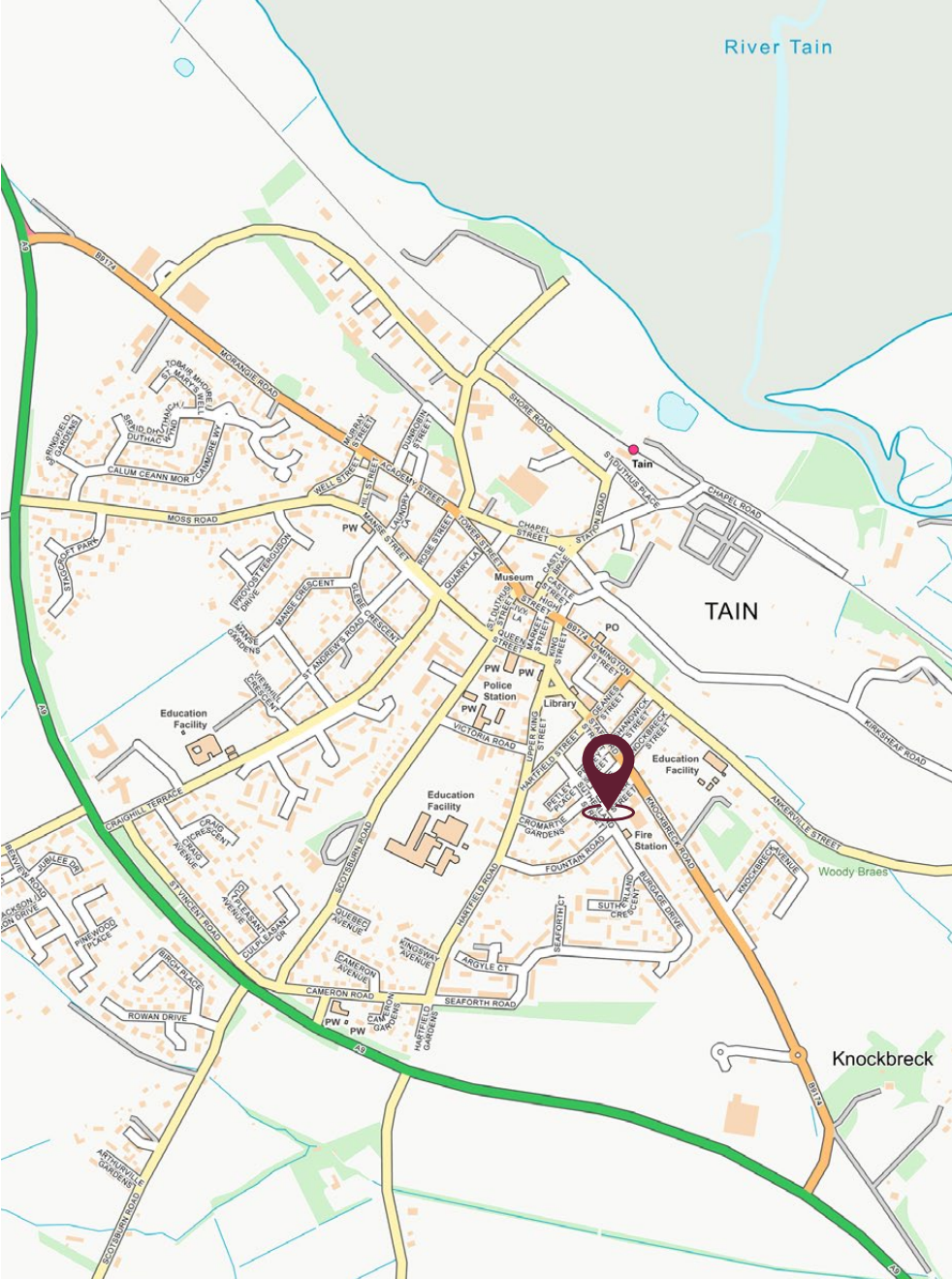
Garden:

Enclosed grass garden with some mature shrubs. Surrounded by a stone wall and extending round the east perimeter of the hall protected by a wooden fence. The property is accessed via a concrete path directly connected to Gower Place and has a metal railing and gate.

Viewing:

Please contact The Selling Agents.

EPC Rating: C



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