

Ramiah, Arthurville Gardens, Tain, Ross-Shire IV19 1PL

Offers Over £259,000

£6,000
BELOW HOME REPORT



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

2 

4 

3 



Spacious property with a generous garden, in a peaceful cul-de-sac on the outskirts of Tain. Accommodation: Hall, Living/Dining Room, Kitchen/Diner, Sun Room, 4 Bedrooms (2 En-Suite), Bathroom and Attic. Large detached garage and driveway parking for a number of vehicles, Generous garden ground with front garden, enclosed rear garden and sunny private courtyard. Double glazed throughout with electric heating and remote control gas wood-burner style stove in the living room. Quietly set back from the road with sheltered decking area for outdoor socialising and sunny enclosed courtyard. Flexible accommodation, excellent storage and bright rooms. Ideal for a number of purchasers. Viewing is highly recommended.



Ramiah is situated 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. Ramiah is located in a quiet cul-de-sac and close to forest walks. 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: 4.05m x 1.76m
with passage to the
right 6.46m x 0.87m

Entered via a UPVC front door with glazed panel and a window to the side bringing light in. Electric radiator.

Living/Dining Room:
5.13m x 6.74m

Substantial open-plan room with patio doors to the front flooding the room with natural light. Exposed wooden ceiling beams and a remote control gas stove add character. Spotlights and fitted wall lights. Display alcove with cupboard below. New Rointe electric heater.

Kitchen/Diner: 4.30m x 2.72m

Contemporary kitchen with wall and floor mounted units complimented by marble effect worktops. A practical breakfast bar can accommodate four. Tiled splash backs. One and a half bowl stainless sink and drainer. Samsung Fridge/freezer and Siemens dishwasher are included. Plumbed for washing machine. Integral electric oven and hob with extractor hood over. Window overlooks the rear garden. Extractor fan. Electric radiator.

Sun Room: 4.60m x 4.14m

Situated off the kitchen to the rear of the house, superb potential to extend the kitchen, subject to planning. Glazed on two sides with new patio doors opening to a decked area in the garden and a wooden door opening to a large private courtyard. Attractive tongue and groove panelling on one wall and ceiling. Generous fitted storage. Exposed stonework on the main house wall. Also doubles as a utility room. Washing machine is included and space for tumble dryer.

Bedroom 1: 3.48m x 2.84m

Bright room with two windows to the front. Walk-in double wardrobe with hanging Rail and shelving. Stores the electric fuses and meter. Electric panel heater.

Bedroom 2: 5.38m x 2.66m

Generously proportioned double bedroom decorated in neutral colours. Window to the front. Double wardrobe with hanging rail and shelving. Glazed bricks into en-suite. New Rointe electric heater.

En-Suite: 2.70m x 1.06m

Practical en-suite with WC, wash hand basin and shower enclosure with electric shower. Stylishly tiled. Chrome ladder radiator. Fitted mirror with integral light. Glass light boxes lead through to the bedroom. Window opens to the courtyard.





Bedroom 3: 2.48m x 2.90m

Situated to the rear of the house. Previously used as a study. Window overlooks the courtyard. Wardrobe with hanging rail and shelving. Electric panel heater.

Bathroom: 2.44m x 1.77m

Three piece suite comprising WC, wash hand basin in a vanity unit with cupboard underneath and Jacuzzi bath with Triton shower over. Bath area is fully tiled. Fitted mirror with integral light. Extractor fan and heated towel rail. Feature wood panelling on lower half of walls.

Upper Landing: 3.35m x 3.25m

From the hall, stairs provide access to the upper landing which has space for a home office. This room gives access to the two other rooms. Coombed ceiling.

Bedroom 4: 4.58m x 3.24m

Bright room with large Velux window to the front. Fitted wall light. Fitted shelving and wardrobe.

En-Suite:

With WC and wash hand basin.

Garden:

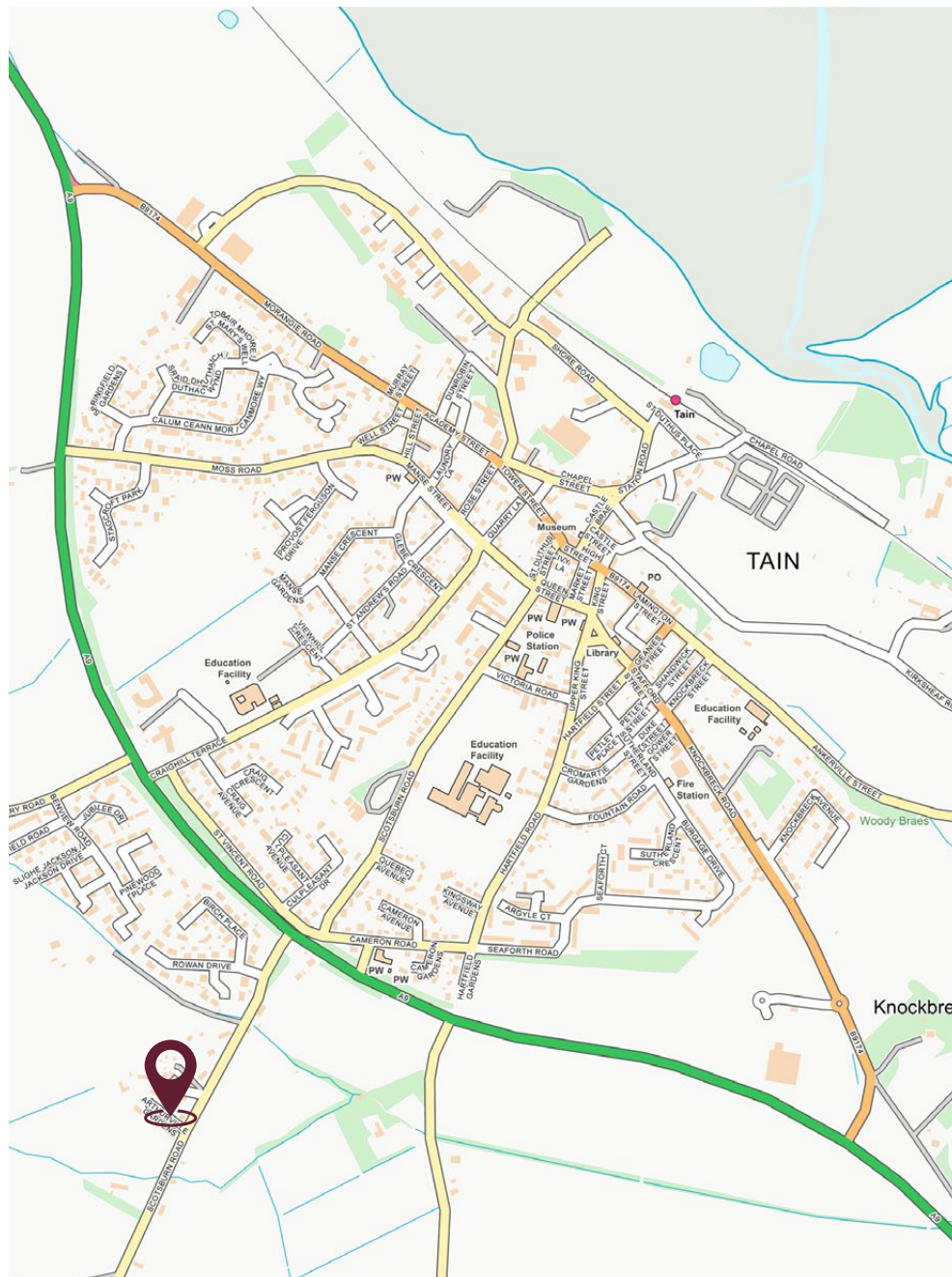
The property boasts three distinct garden areas. To the front a gravel drive has parking for a number of vehicles. The front garden is mainly laid to grass with mature trees and hedged borders. Sheltered area of decking with lighting outside the living room. The rear garden is fully enclosed and has a large wooden shed, washing line, external tap and power. Grassed area with mature trees and shrubs. A private decked area with light and power is ideal for outdoor dining with a large practical cupboard and patio doors to the sun room. There is also a private and sheltered paved courtyard with light that can only be accessed from the sun room. This is a real sun trap and has plants and shrubs to soften the paving.

Viewing:

Please contact the Selling Agents

Location:

<https://w3w.co/chucks.hotdog.whirlwind>

EPC Rating: G

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.



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

16-18 Tower Street, Tain, Ross-shire IV19 1DZ
T: 01862 892046 F: 01862 892715 E: mail@tainlaw.co.uk
www.mackenzieandcormack.co.uk

rightmove 