

Craignish, 8 Quebec Avenue, Tain, Ross-Shire IV19 1PT

Offers Over £200,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

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Rare opportunity to purchase a neat detached bungalow in a peaceful residential area of Tain. Accommodation: Entrance Vestibule, Hall, Living/Dining Room, Kitchen, Rear Hall, 3 Bedrooms, Bathroom and 2 Attic Rooms. Fully double glazed and oil fired central heating throughout. Bright sunny rooms and generous storage. Large enclosed gardens with thoughtful, well laid out planting. Single garage and gravel driveway parking for a number of vehicles. Two extensive floored attic rooms, ideal for storage. Craignish offers superb potential for a variety of purchasers. Quietly located in a cul-de-sac with no through traffic and excellent access to the local schools and the A9 for commuting North or South. Viewing is highly recommended.

Craignish is a 5-minute stroll 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: 1.22m x 1.18m

Entered via a wooden front door with inset glazed panel. Further glazed door with glazed side panel opens to the hall.

Hall:

The hall has a radiator and provides access to the living room on the left. A glazed door on the right opens to the inner hall providing access three bedrooms and the bathroom.

Living/Dining Room: 7.52m (w) x 4.30m (w)

Bright and sunny triple-aspect room with picture windows to the front, rear and side. Generous proportions and ample space for dining. Tiled hearth with stone surround and wooden mantel. Radiator.

Kitchen: 3.70m (w) x 2.90m

Light room entered via a glazed sliding door from the living room. Wooden wall and floor mounted units provide generous work surfaces. Stainless steel sink/drainer and tiled splash backs. Belling electric cooker and Hotpoint dishwasher are included. Picture window overlooks the rear garden. Radiator. Sliding door to the dining room.

Rear Hall: 1.52m x 0.93m

Accessed from the kitchen and with a uPVC door to the rear garden. Coathooks.

Inner Hall:

Found on the right from the main hall and providing access to 3 bedrooms and the bathroom. Large shelved linen cupboard. A Ramsay ladder leads up to two large, fully floored attic rooms covering the full length of the property. Radiator

Attic Room 1: 4.84m x 4.48m

Floored and benefitting from light and power. Previously used as a darts room. Door leads through to the second attic room.

Attic Room 2: 7.67m x 4.79m

Extensive floored attic providing generous storage space. Stores the hot water tank. Light.

Bedroom 1: 3.34m x 3.09m

Bright room situated to the rear overlooking the garden. Cupboard with hanging rail and top shelf. Further large shelved cupboard. Radiator.





Bedroom 2: 4.03m x 3.09m

Spacious room with window overlooking the front garden. Two double wardrobes with hanging rails and shelving. Radiator.

Bedroom 3: 3.03m x 2.75m

Situated at the front with window overlooking the garden. Fitted shelving. Previously used as a home office. Radiator.

Bathroom: 2.33m x 1.81m

Practical room with WC, wash hand basin bath with mains shower over. Wet wall panelling and fitted mirror. Window overlooks the rear. Heated towel rail.

Garage: 6.02m x 3.43m

Large garage with up-and-over door to front and pedestrian door to the rear. Windows to side and rear. Concrete floor, power, water and light. Indesit washing machine is included. Fitted shelving. Electric fuse box and meter.

Garden:

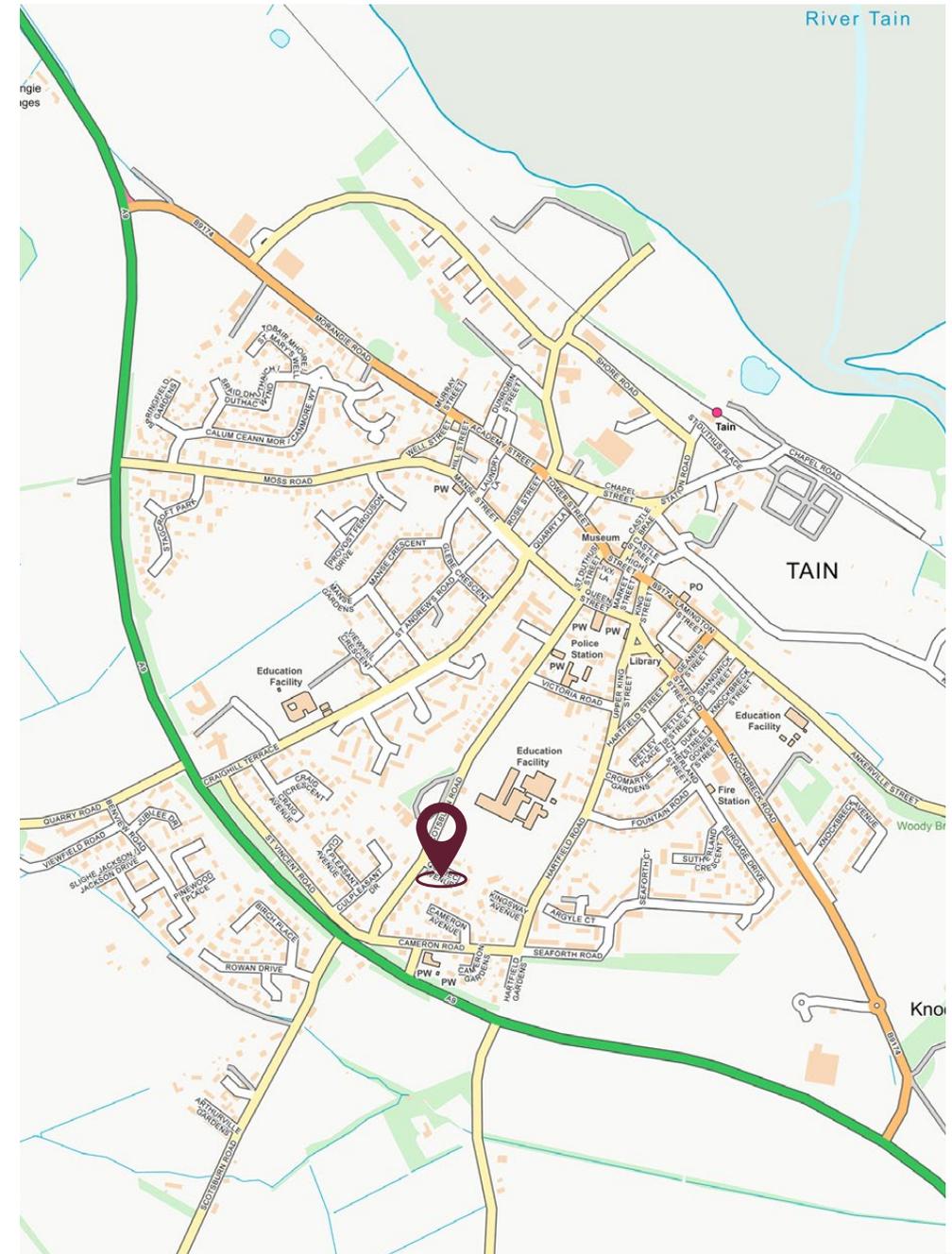
Generous gated gravel drive, which can park a number of cars, leads up to the property. The garden to the front is mature with a good sized area of lawn with an established monkey puzzle tree. Well-stocked flower beds, hedging and mature trees. A wooden gate opens to the large walled rear garden. South facing paved patio area, ideal for outdoor socialising. Two large pull-out awnings perfect for sunny days. Large area of lawn with flower borders. Productive vegetable garden with a variety of fruit trees, bushes and raised beds. Wooden shed and further large wooden shed providing ample storage for gardening and outdoor equipment. Whirligig. A sheltered and private rear garden to be enjoyed.

Viewing:

Please contact the Selling Agents.

EPC Rating: E**Location:**

<https://w3w.co/poetry.late.search>



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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