

3 Sutherland Street, Tain, Ross-Shire IV19 1DQ

Offers Over £160,000





Traditional semi-detached house centrally located in the historic town of Tain providing easy access for all local facilities. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/ Diner, Sun Room, 2 Bedrooms, Bathroom and WC. The property benefits from many original features, living room fireplace (currently closed), oil fired central heating and electric panel heaters. Spacious rooms and generous storage. Sunny enclosed rear garden with an extensive store/workshop. The property is situated close to all amenities on the High Street in Tain, Scotland's oldest Royal Burgh. Requires modernisation and offers superb potential. Viewing is highly recommended.

3 Sutherland St is situated a short 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:** 0.96m x 0.70m

Entered via wooden storm doors. Glazed door opens to the hall.

### **Hall:**

Provides access to the living room, kitchen and wc. Radiator.

### **Living Room:** 4.33m x 3.87m

Large room with window to the front. Brick fireplace with tiled surround and hidden storage. Radiator.

### **Kitchen/Diner:** 4.74m (w) x 4.45m

Generous double aspect room with windows overlooking the front and the rear garden. Feature stone wall and ceiling beams add character. Wall and floor mounted units provide excellent storage space and tiled worktop areas. 1½ sink with mixer tap. Indesit electric oven and Philips Whirlpool hob with Xpelair extractor over. Indesit washing machine is also included. Large cupboard and further corner cupboard provide additional storage. Worcester central heating boiler. Breakfast bar and ample space for dining. Radiator. Glazed door to the sun room.



### **Sun Room:** 4.87m x 1.76m

Bright sunny room with windows overlooking the garden and glazed Upvc door to the rear. Ideal for socialising. Dimplex heater. Door to the store/workshop.

### **Store/Workshop:** 5.41m x 3.31m

Spacious store with windows to the side. Block work construction contained beneath a profile metal sheet roof covering. Concrete floor, power and light. Superb potential as a studio, workshop or store.



### **Cloakroom:** 1.61m x 0.98m

Practical ground floor cloakroom with WC and wash hand basin. Extractor fan.

Stairs, with a window at half-height, lead to the upper landing. Access hatch to the attic and cupboard stores the meter and fuse box.



**Bedroom 1:** 4.48m x 4.39m

Spacious room with window to front and lightly coombed ceiling. Fitted storage. Radiator.

**Bedroom 2:** 4.36m x 3.93m

Further double bedroom with window to front and lightly coombed ceiling. Fitted storage. Radiator and Dimplex heater.

**Bathroom:** 2.97m x 1.70m

Bright room with window to the front. Wash hand basin, WC and bath with mains shower over. Radiator.

**Garden:**

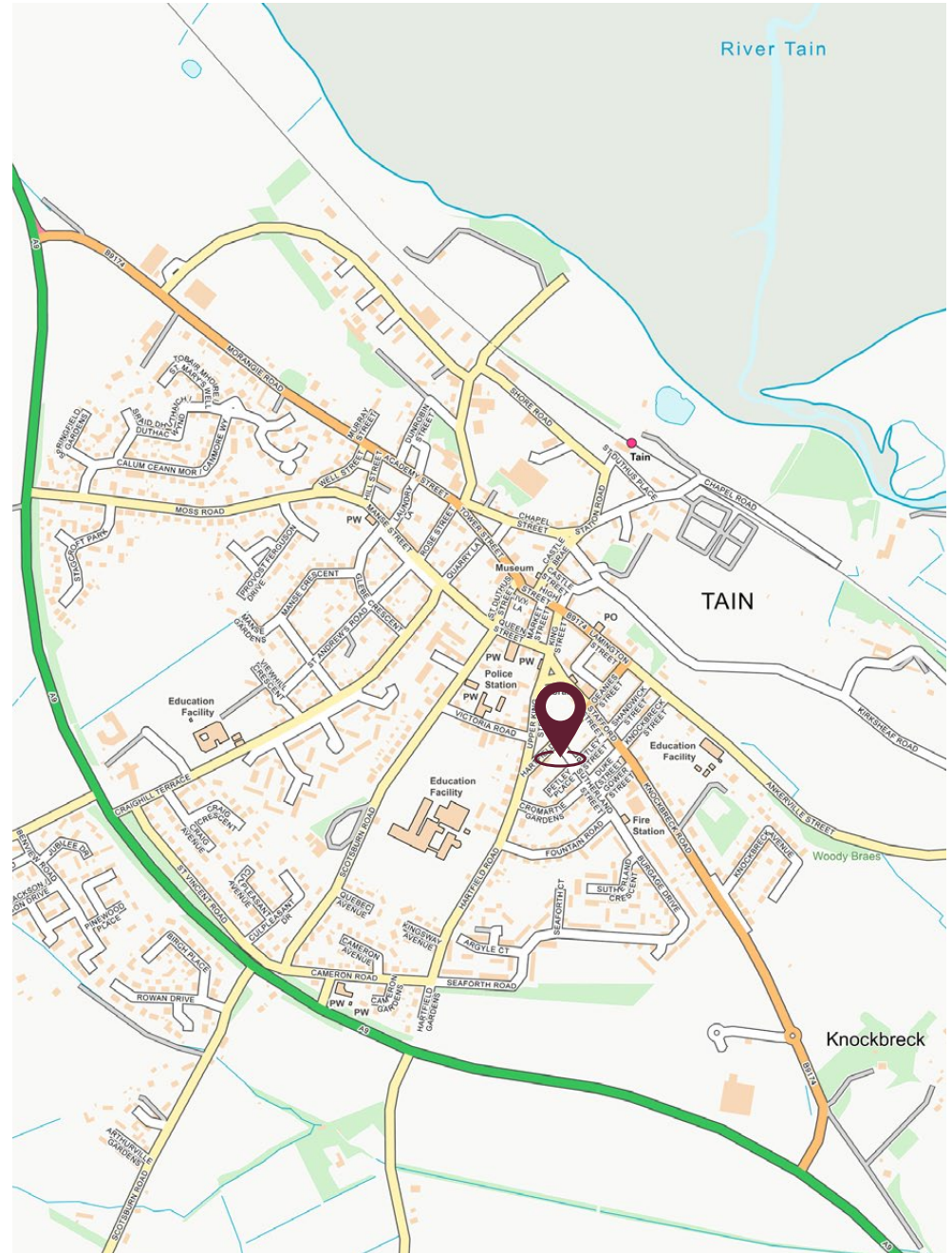
Enclosed garden found to the rear with gated entrance from Sutherland Street. Raised garden with grassed area and mature planting including a Eucalyptus tree. External light and tap.

**Viewing:**

Please contact the Selling Agents

**Location:**

<https://w3w.co/perch.hopes.cheaper>

**EPC Rating:** E

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