

53 Manse Crescent, Tain, Ross-Shire IV19 1EZ

Offers Over £130,000





53 Manse Crescent is an attractive semi-detached villa in a popular residential area in the historic town of Tain. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms and Shower Room. The property benefits from feature wood panelling, excellent storage and spacious rooms. Double glazing, open fire and electric storage heating. Driveway parking and enclosed gardens. Centrally located and close to the new Primary/ Secondary School and within easy reach of all other amenities. Viewing is essential to appreciate this attractive family home.



53 Manse Crescent is close to a park and 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: 1.75m x 1.63m

Spacious vestibule entered via Upvc front door with glazed panels. Cupboard stores the fuses/circuit breakers and electric meter. Fitted coat cupboards and shelving for storing footwear. Parquet flooring. Feature wood panelling which runs throughout the property. Glazed door opens to the hall.

Hall:

Hall providing access to the ground floor accommodation. Dimplex storage heater. Large under-stair cupboard. External Upvc door, with glazed panel, to the rear garden.

Living Room: 4.55m x 4.24m

Bright room with picture window to the front, overlooking the garden. Open fire with tiled surround and electric fire in situ. Dimplex storage heater.

Kitchen/Diner: 4.65m (w) x 2.88m

Open-plan kitchen to the hall. Window overlooks the rear garden. Wooden country-style fitted kitchen with an abundance of wall and floor mounted units and ample worktops with tiled splashbacks. 1½ sink with mixer tap. Kenwood electric cooker, Beko fridge/freezer and LG washing machine are all included. Space for informal dining. Cupboard stores the hot water tank. Dimplex storage heater.

Stairs from the hall lead up the first floor landing. The wood panelling continues to the first floor. Window at half-height with views to the Dornoch Firth at the rear. The first floor landing provides access to three bedrooms and the shower room. Access hatch to the loft. Dimplex storage heater.





Bedroom 1: 4.24m (w) x 2.96m

Spacious and bright room situated to the front overlooking the garden. Built-in wardrobe with mirrored sliding doors, hanging rail and top shelf. Fitted shelving provides additional storage. Dimplex panel heater.

Bedroom 2: 4.24m (w) x 2.96m

Well proportioned bedroom with built-in wardrobe with mirrored sliding doors, hanging rails and top shelf. Window to the front. Dimplex panel heater.

Bedroom 3: 2.92m x 2.68m

Quietly situated at the rear with views over the garden to the Dornoch Firth and Sutherland hills. Built-in wardrobe with mirrored sliding doors, hanging rail and top shelf. Could also be used as a study.

Shower Room: 2.03m x 1.80m

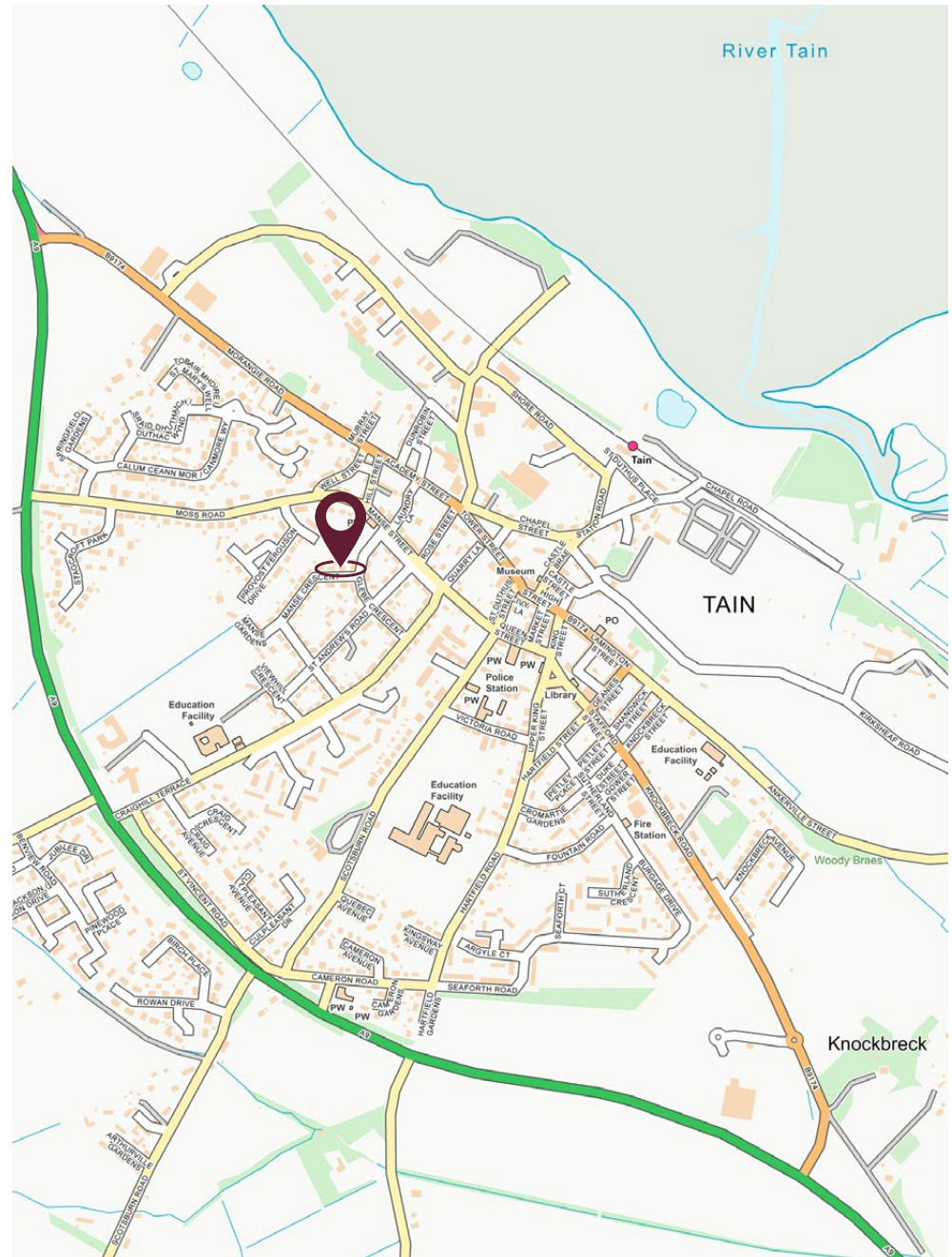
Attractive shower room comprising WC, wash hand basin and easy access shower. cabinet with a Mira Advance electric shower. Extractor fan and wet wall panelling. Window to the rear. Dimplex fan heater.

Garden:

The property has enclosed front and rear gardens with driveway parking for a number of vehicles to the side. The front garden is low maintenance and primarily laid to gravel and surrounded by a dwarf stonewall. The large rear garden is also low maintenance with gravel areas, mature hedging and a generous decked area, ideal for outdoor socialising. Enclosed with ranch fencing making it ideal for children and pets. Large wooden shed and further garden storage in an OSB board shed. External lighting and tap.

Viewing:

Please contact the seller on 07758301257.

EPC Rating: E

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