

18 MAYFIELD WYND, TAIN, ROSS-SHIRE, IV19 1LL



LOUNGE, CONSERVATORY, KITCHEN, THREE BEDROOMS, BATHROOM. SEMI-DETACHED GARAGE.

This detached bungalow was built circa 1970 and is located within a quiet residential cul-de-sac in the popular town of Tain and is a short walk to all local amenities. The property benefits from nicely proportioned accommodation and would make an excellent first or retirement purchase and equally could be a comfortable family home. Externally, there is garden ground to the front, side and rear which has been mainly laid to grass for easy maintenance. A generous size driveway provides parking for several vehicles. Viewing is highly recommended.

OFFERS OVER £190,000.00



LOCATION

The Royal Burgh of Tain is a small but thriving town and is Scotland's oldest Royal Burgh. Tain offers a wide range of local amenities including two medical practices, a dental practice and a variety of hotels and shops. Supermarkets include Asda, Tesco Lidl and Co-operative supermarkets. There is also a Post Office and bank. Recreational and sporting facilities include a swimming pool, tennis courts and a links golf course. Education is well provided for with a secondary school, two primary schools and nursery facilities. Tain is on the scenic NC500 tourist route and the Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. There are regular bus and rail services to the north and south.

ACCOMMODATION

Entrance through half-glazed side door into:

KITCHEN: 3.32m x 2.41m

Rear facing window. Stainless steel sink and drainer set in base units. Work surface. Door leads through to the lounge.

LOUNGE: 5.33m x 3.82m

Nicely proportioned and bright room enjoying large front facing windows. Frosted door with side panels leads through to the front hall. Electric storage heater.

ENTRANCE HALL

Access is given to lounge, three bedrooms and bathroom. Walk-in storage cupboard housing the electric fuse box, shelving and hanging rail. Door into airing cupboard. Hatch to loft. Electric storage heater.

CONSERVATORY: 4.09m x 3.13m

Glazed on three sides this is a lovely addition to the property. Double front doors lead out to the front. Wall lights. Electric panel heater.

DOUBLE BEDROOM 1: 4.11m x 3.65m

This nicely proportioned room enjoys a front facing window. Electric storage heater. Door leads into wardrobe with fitted shelf and hanging rail.

DOUBLE BEDROOM 2: 4.11m x 3.54m

Rear facing window. Electric storage heater.

SINGLE BEDROOM 3: 2.82m x 2.80m

Rear facing window. Doors lead into two separate storage cupboards with shelving. Electric storage heater.

BATHROOM: 2.08m x 1.67m

Comprising WC, wash hand basin and bath. Rear facing frosted window.

GARDEN

There are areas of garden ground to the front, side and rear of the property. A generous driveway provides parking for a number of vehicles and leads to the garage.

GARAGE

Single semi-detached garage with up and over door.

COUNCIL TAX BAND

Band ' C '

EPC

Band " E "

POST CODE

IV19 1LL

SERVICES

Mains water, electricity and drainage.

VIEWING

Contact the selling agents

ENTRY

By Arrangement

PRICE

Offers over £190,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.

