



TAIN GUIDE HALL, 2 GOWER STREET,
TAIN, ROSS-SHIRE, IV19 1BS

Offers over £37,500



This semi-detached former Guide Hall with garden ground is located a short walk from Tain High Street. The property requires upgrading and modernising and comprises an open planned hall layout with kitchen and two WCs together with first floor storage areas. Heating is provided by electric wall mounted heaters. Externally, there is a small open planned grass garden area. The property is accessed via a concrete path directly connected to Gower Place and has a metal railing and gate. This property with its central location would make ideal retail or office premises. There would be potential to convert to a residential building subject to the appropriate Planning Consents and viewing is highly recommended.

Location

The Royal Burgh of Tain is a small but thriving town with a wide range of local amenities including hotels, Bank of Scotland, and a variety of shops, hotels and restaurants. The town enjoys several supermarkets including Asda, Tesco, Lidl and Co-operative. Recreational and sporting facilities include a swimming pool, tennis court, and a fine local Links golf course with the championship golf course of Royal Dornoch being some 20 minutes away. Education is well provided for with a secondary school, two primary schools and nursery facilities. Inverness, the main business centre of the north, is within commuting distance and there is a regular bus and rail service to the north and south.





Vestibule

Entered by two storm doors. Part glazed door leads through into the main hall, kitchen and two toilets.

Kitchen

Comprises a generous amount of wall and base units incorporating a stainless steel twin sink with mixer tap and draining board. Wall mounted soap dispenser. Space for cooker with extractor hood above. Tiled splash-back. Extractor fan. Side facing window. Serving hatch to the main hall.

WC 1

Comprising WC and wash hand basin. Tiled splash-back. Laminate flooring.

WC 2

Comprising WC and wash hand basin. Tiled splash-back. Laminate flooring.

Main Hall

This extensive room enjoys windows to the side and rear. Wooden ceiling trusses. Wall mounted electric heaters. Hatch to kitchen. Fitted coat hooks. Fire Exit door. Recessed shelving. Door leads into a shelved storage cupboard. Further door leads into another storage cupboard which houses the electric meter and switches. Access through to rear room.

Rear Room

Rear window. Carpet. Shelved storage cupboards. Wooden stairs lead up to two attic rooms.

Attic 1

Coomb ceiling. Side window overlooking the garden.

Attic 2

Coomb ceiling.

Garden

Enclosed garden laid to grass with some mature trees and shrubs.







Vestibule	1.52m x 1.13m
Kitchen	2.95m x 2.91m
WC 1	1.91m x 1.17m
WC 2	1.91m x 1.14m
Main Hall	15.17m x 7.10m
Rear Room	4.76m x 2.55m
Attic 1	7.40m x 2.92m
Attic 2	4.25m x 2.92m

Rateable Value

£3,500 pa as at 2024/2025

EPC

'C'

Post Code

IV19 1BS

Services

Mains water, electricity and drainage.

Viewing

Contact the selling agents

Entry

By arrangement

Price

Offers over £37,500.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

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