



Services
 Mains water, electricity, and drainage.

Extras
 All floor coverings.

Heating
 Gas central heating.

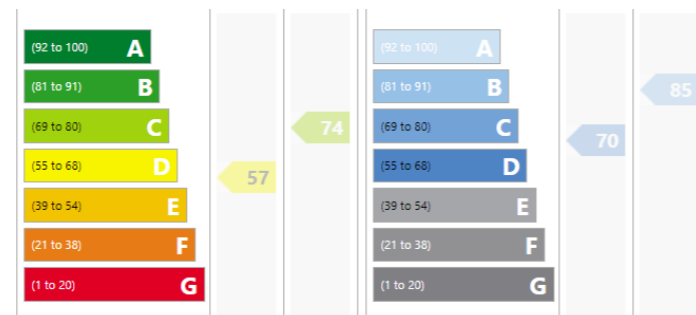
Glazing
 Double glazed windows throughout

Council Tax Band
 C

Viewing
 Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01862 892 555.

Entry
 By mutual agreement.

Home Report
 Home Report Valuation - £120,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

7 Duke Street
Tain
IV19 1BT

A two bedroom, end terraced house, situated close to the town centre in the charming town of Tain.

OFFERS OVER £120,000

📍 The Property Shop, 22 High Street, Tain
 ✉️ property@munronoble.com
 ☎️ 01862 892 555

Property Overview

- End-Terraced House
- 2 Bedrooms
- 1 Reception
- 1 Bathroom
- Gas
- Garden



Lounge



Kitchen

Property Description

7 Duke Street is a well proportioned, two bedroom, end terraced house, with a sunny south-facing garden, conveniently located close to Tain town centre. This property would suit a variety of purchasers including first time buyers and buy-to-let investors. The accommodation throughout is spread over two floors, with the ground floor comprising of an entrance hallway with under stair storage cupboard, lounge, kitchen/diner and separate WC/utility. The stairway leading to the first floor takes you to the two bedrooms and the family bathroom. The bright lounge has wood effect laminate flooring and patio doors leading out to a paved area, perfect for outdoor dining and summer barbecues. The kitchen is complete with wall and base mounted units, with full height end quadrant shelving, integrated gas hob with extractor fan, integrated electric oven, stainless steel 1 1/2 sink unit with mixer tap, wood flooring and fifteen pane glass double doors leading to the hallway. A convenient WC/utility next to the kitchen has a vanity wash hand basin, white wall tiles and is plumbed for a washing machine. Two double bedrooms on the first floor, both with built-in wardrobes, have double aspect windows to allow natural light to flood in. The family bathroom has a WC, a wash hand basin within a vanity unit, a tiled shower cubicle and a bath. Further pleasing features include LPG central heating, double glazing and on-street parking to the front.

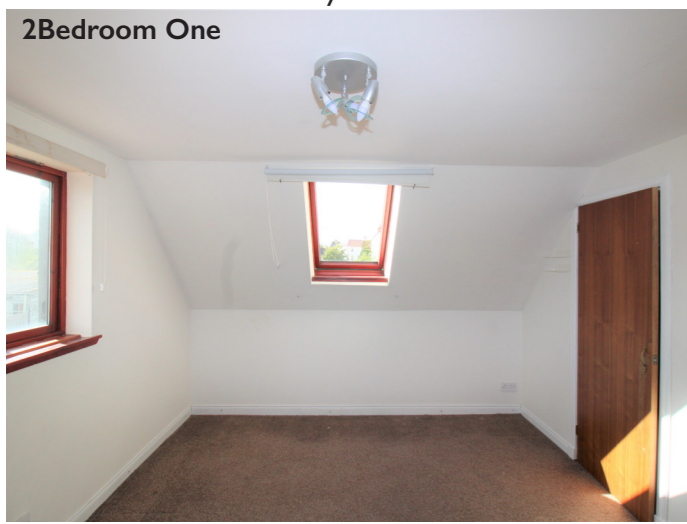
Externally, the property sits on an end plot allowing for all day sunshine, has a block-built wall and timber fence enclosing the garden which is laid to lawn. Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. The town has several attractions such as Tain Tolbooth and St Duthus Collegiate Church and also boasts a local history museum, Tain Through Time, and the Glenmorangie Distillery. Medical and banking services can be found along with a Post Office, Lidl, Co-op, ASDA, Tesco, and a variety of local shops and hotels, two primary schools and a secondary school. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. 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.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 4.82m x 3.15m
- WC/Utility
Approx 2.14m x 2.05m
- Kitchen/Diner
Approx 4.80m x 4.00m
- Bedroom One
Approx 4.72m x 3.35m
- Bathroom
Approx 2.84m x 1.80m
- Bedroom Two
Approx 4.70m x 2.40m



Bathroom



2Bedroom One



Bedroom Two

