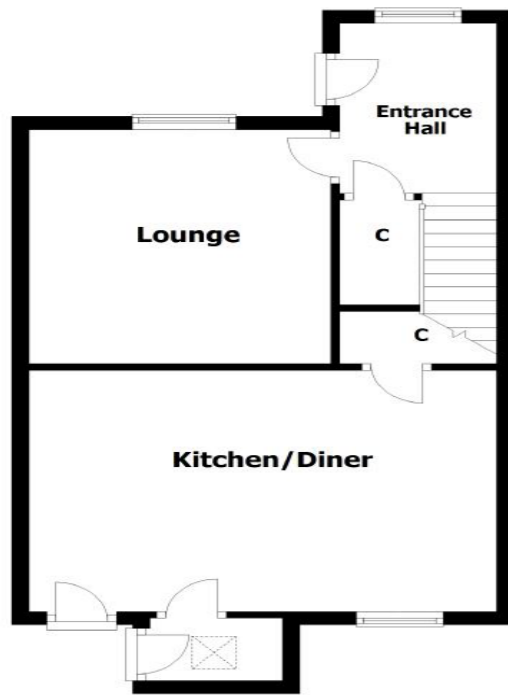


Ground Floor



First Floor



Services

Mains electricity, water and drainage.

Extras

All fitted floor coverings, curtains and blinds.

Heating

Oil fired central heating.

Glazing

uPVC double glazing throughout.

Council Tax Band

B

Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01862 892 555.

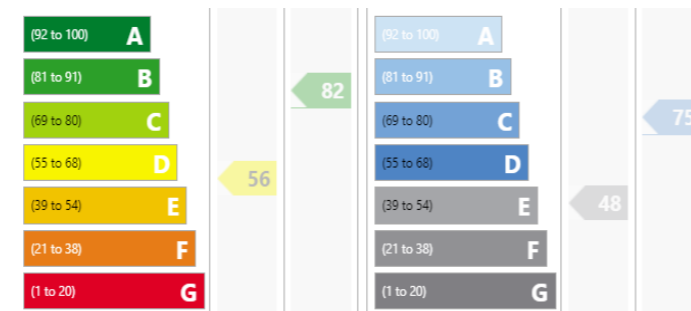
Entry

By mutual agreement.

Home Report

Home Report Valuation - £90,000

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.

38 Mansfield Estate Tain Ross-shire IV19 IJN

A spacious two bedroom end-terraced house, situated in the Royal Burgh of Tain. With oil fired central heating and front and rear gardens.

OFFERS OVER £90,000

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

Property Overview



End-Terraced House



2 Bedrooms



1 Reception



1 Shower Room



Oil



Garden



Lounge



Kitchen/Diner

Property Description

This well proportioned, two bedroom end terrace house is located in the Royal Burgh of Tain and is within walking distance to all local amenities, with the medical centre and schools just a few hundred metres away, this property is an ideal family home or buy to let. The property is neutrally decorated throughout with the accommodation comprising of entrance hallway with storage cupboard, lounge and kitchen/diner on the ground floor and access from the hallway to two double bedrooms and shower room on the first floor. The property benefits from oil fired central heating and uPVC double glazing throughout. The kitchen is fitted with wall and base mounted units with worktops and complementary tiled splashback, plumbed for washing machine. The handy breakfast bar links the kitchen to the dining room giving an open plan layout. There is a sizeable storage cupboard which could be utilised as a kitchen pantry. French doors in the dining room give access to the rear garden and allows light to flood this room. The utility room/rear porch, with access to the rear garden and also gives extra storage space. Externally the front garden is mainly laid to lawn with a paving slab path leading to the front entrance. The low maintenance rear garden is fully enclosed, laid with block paving and slabs with a wooden patio area. Sited within the rear garden is a stone built coal shed and a timber storage shed.

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 and St Duthus Collegiate Church and also boasts a local history museum, Tain Through Time, and the popular Glenmorangie Distillery. Medical and banking services can be found along with a Post Office, Lidl, Co-op, ASDA, Tesco, a variety of local shops and hotels, two primary schools and a secondary school. Several 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

- Lounge
Approx 4.10m x 3.45m
- Kitchen/Diner
Approx 5.40m x 3.00m
- Utility Room/ Rear Porch
Approx 1.50m x 1.50m
- Shower Room
Approx 1.90m x 1.70m
- Bedroom One
Approx 4.40m x 2.70m
- Bedroom Two
Approx 3.80m x 2.60m



Shower Room



Bedroom One



Bedroom Two



Rear Garden