

Services

Mains water, electricity and drainage.

Extras

All furniture including, brand new white goods, carpets and fitted floor coverings. Additional furniture may be available on further discussion.

Heating

Electric storage heating.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

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

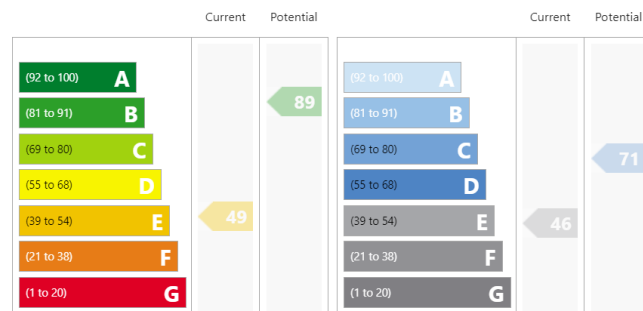
Entry

By mutual agreement.

Home Report

Home Report Valuation - £100,000

A full Home Report is available via Munro & Noble website.



**6 Quarry Lane
Tain
Ross-Shire
IV19 1EN**

Opportunity to purchase a quaint, one bedroom, semi-detached cottage in the heart of the Royal Burgh of Tain.

OFFERS OVER £100,000

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

Property Overview

- Semi-Detached Cottage
- 1 Bedroom
- 1 Reception
- Shower Room
- Electric
- Garden
- Parking

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892 555.
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.
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.



Property Description

This quaint, recently upgraded, one bedroom semi-detached cottage is ideally located, nestled away in a side street in the heart of the Royal Burgh of Tain and is within walking distance to a number of amenities, with the medical centre and schools being just a short walk away. This is an ideal first home, retirement home or buy to let. The property, in immaculate condition, has been neutrally decorated throughout with the accommodation comprising of entrance vestibule, hallway with storage cupboard, lounge, bedroom with built in storage and double wardrobes, shower room which has a wet walled accessible shower. The property benefits from either triple or double glazing throughout, with heating to the property is by way of newly upgraded modern electric radiators together with one storage heater. The good sized lounge has a picture window allowing natural light to flood in giving the room a bright and airy feel, this leads on to the kitchen/diner giving an open plan feel to the two rooms. The kitchen has brand new modern fitted wall and base mounted units with worktops and complementing splash back surrounding, ceramic sink with mixer tap, integrated oven, hob with extractor fan and has space for a fridge freezer, tumble drier and is plumbed for a washing machine. Off the lounge is the rear porch which accesses the rear garden. Externally, the low maintenance garden to the side and rear is fully enclosed with a stone built wall and timber trellis and is laid with a mixture of paving slabs, a bordered area laid with bark for potted plants and a nice sized grassed area perfect for catching the morning sun. Sited within the rear garden is a wooden shed. Residential parking available to the front of the property. 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 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

Front Entrance Vestibule
Approx 1.35m x 1.15m

Hallway
Approx 2.30m x 1.70m

Lounge
Approx 4.90m x 3.27m

Kitchen
Approx 3.00m x 2.63m

Bedroom
Approx 3.88m x 2.88m

Shower room
Approx 2.68m x 2.15m

Rear porch
Approx 1.55m x 1.27m

Dining Area

