

### Services

Mains water, electricity and drainage.

### Extras

All fitted floor coverings, curtains and blinds.

### Heating

Air source central heating.

### Glazing

uPVC double glazing throughout.

### Council Tax Band

B

### Viewing

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

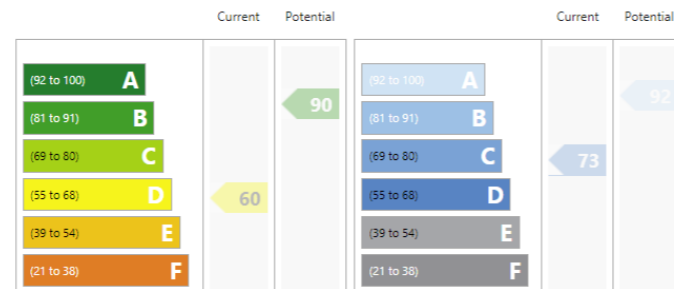
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £125,000

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



## 7 Craighill Terrace Tain Ross-shire IV19 1EP

Two storey semi-detached dwelling house close to all amenities and town centre.

**OFFERS OVER £125,000**

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

### Property Overview



**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 well-proportioned, two bedroom semi-detached property with garden, driveway and garage is located in a pleasant area within the Royal Burgh of Tain and is within walking distance to all local amenities, the medical centre and primary and secondary schools. Neutrally decorated throughout, the accommodation comprises of entrance hallway, lounge, large kitchen/diner and dining room on the ground floor. The stairway from the hallway leads to two double bedrooms and shower room on the first floor. The property benefits from double glazing and Air Source central heating throughout. The kitchen is fitted with wall and base mounted units with worktops and tiled walls, stainless steel 1 1/2 sink and drainer, integrated oven, hob and extractor fan and is plumbed for a washing machine. Externally the grounds are fully enclosed by a block wall with the front and rear gardens laid mainly to lawn with mature shrubs and bushes. Sited within the rear garden is a stone-built garage with additional parking. This property is an ideal family home or buy to let investment.

### Rooms & Dimensions

Entrance Hall  
Approx 1.40m x 1.27m

Lounge  
Approx 4.44m x 3.52m

Kitchen/Diner  
Approx 4.70m x 3.26m

Dining Room  
Approx 2.95m x 2.00m

Bedroom One  
Approx 3.85m x 3.30m

Bedroom Two  
Approx 3.30m x 2.40m

Shower Room  
Approx 2.30m x 1.70m

