



6 Manse Crescent, Tain, Ross-Shire IV19 1ES

Offers Over £140,000



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Located in a quiet residential area of Tain, 6 Manse Crescent is a beautifully presented two-bedroom end-terrace property in walk-in condition. Boasting a large garden and a convenient location close to local amenities and transport links, this home is an ideal opportunity for first-time buyers.





ENTRANCE HALL

The front door opens to the entrance hall, with stairs leading to the first floor and a door through into the sitting room.

LOUNGE

4.23m x 4.34m (13'10" x 14'2")

This bright, open sitting room is a perfect space for relaxing, with an electric fire providing a cozy focal point. A door leads to the kitchen.

KITCHEN/DINER

5.28m x 2.44m (17'3" x 8'0")

This spacious, modern kitchen is equipped with ample base units, a ceramic sink and dedicated spaces for a washing machine and a freestanding cooker. There is space to accommodate a dining table.





BEDROOM 1

4.26m x 3.02m (13'11" x 9'10")

Bedroom 1 is a front facing double bedroom with a large built-in wardrobe and fitted carpet.

BEDROOM 2

3.22m x 3.83m (10'6" x 12'6")

Bedroom 2 is a double bedroom which is located at the rear of the property and has stunning views out and across to the Dornoch Firth.

SHOWER ROOM

1.92m x 1.8m (6'3" x 5'10")

The shower room features a white W/C and wash basin set in a white gloss vanity unit. There is a separate shower enclosure with mains shower.

GARDEN

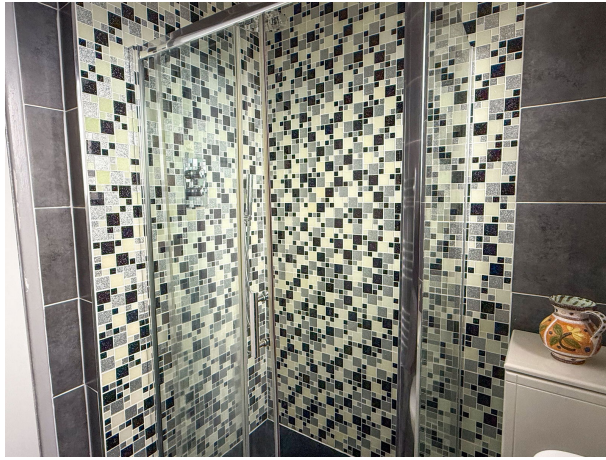
This large, fully enclosed garden wraps from the front to the back of the property, with a gate separating the two sections. The front garden is laid to lawn lawn, while the rear garden has a mix of lawn, paved seating areas and a gravel path. An additional seating area is located on the side of the house. Beyond the back gate, there's off-road parking for two vehicles.

LOCATION

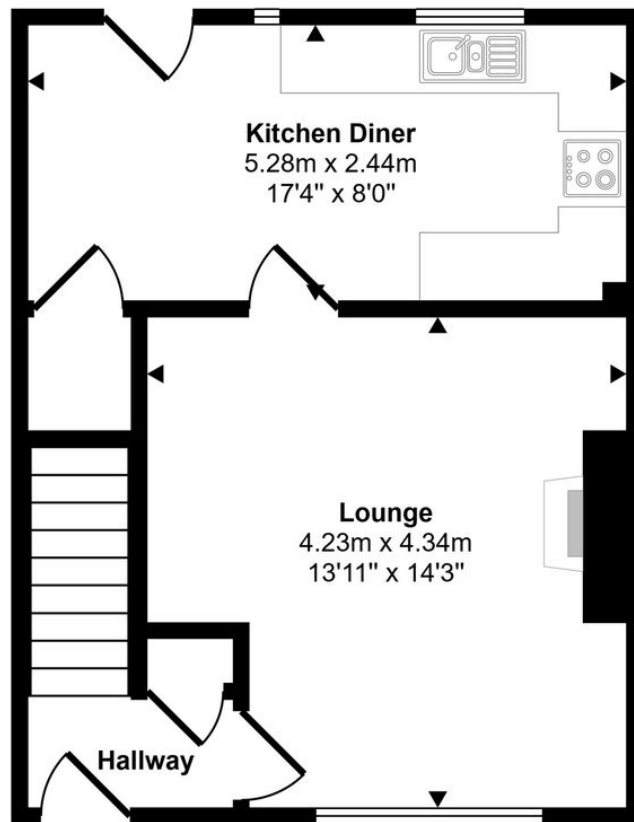
Located in the residential area of Manse Crescent, this property is close to all local amenities;- supermarkets, shops, doctors, pubs, restaurants. Public transport by both bus and rail is available from the town centre, with links to Inverness in the south and Thurso/Wick to the north. Forestry trails are available nearby with the property situated at the foot of Tain Hill and Aldie Burn just a short distance away.

What3Words - ///adverbs.stopped.mimic

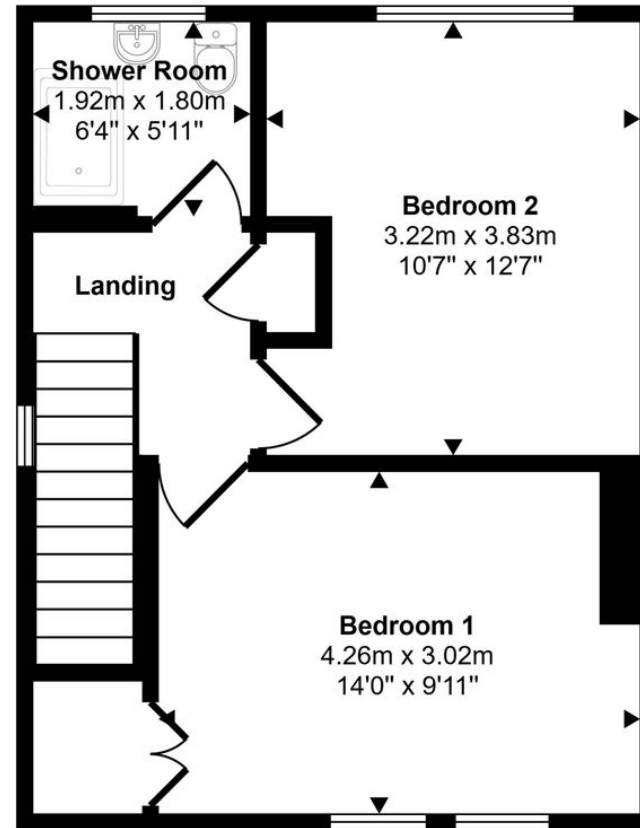




Approx Gross Internal Area
74 sq m / 799 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 38 sq m / 405 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.