

13 St. Andrews Road
Tain, Ross-Shire, IV19 1HB

Offers Over £170,000

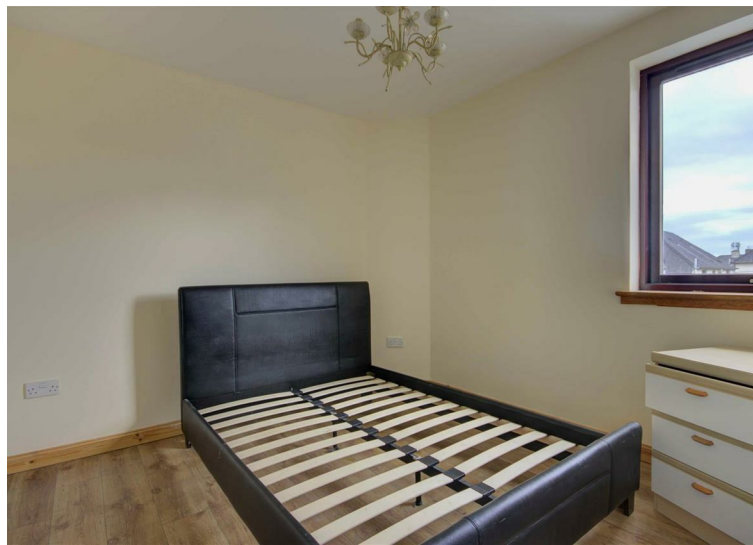
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Located in the charming town of Tain, Ross-shire, this spacious semi-detached property is perfect for a growing family seeking a peaceful and convenient lifestyle.

Boasting four double bedrooms, oil central heating, a wood burner for cosy nights in, and a separate office space, this large family home offers plenty of room for everyone. The property is in good condition throughout, with a combination of laminate flooring, vinyl and carpets throughout, providing a comfortable and welcoming living environment.





- Four Bedrooms
- Large Family Home
- Quiet Residential Area
- Office & Utility Room
- Close to town centre
- Nearby Primary & Secondary Schools



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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ENTRANCE / HALLWAY

Upon entering the property via the front entrance which is part of an extension to the original property, the hallway to the left leads to Bedroom 1 and directly ahead leads to the sitting room, kitchen, family bathroom, understairs cupboard and stairs to the landing and first floor.

SITTING ROOM

11'5" x 14'9"

A log burner is located in the original fireplace with a tiled surround and slate hearth. Two large windows provide ample light to this area and ample sockets surround the room.



KITCHEN

9'2" x 20'11"

Country shaker style cream kitchen wall and floor units in surround the kitchen in horseshoe shape, with wooden worktop and breakfast bar. A double Belfast sink is located in front of the window, which overlooks the rear garden. A traditional green rangemaster double stove is incorporated between units and an American style fridge freezer is nestled in surrounding cabinets.

The utility and office are accessed through the kitchen.

UTILITY

8'2" x 6'2"

The utility encompasses additional storage space, room for washing machine and tumble dryer, has wall mounted coat pegs and is the location of the rear exit.



OFFICE

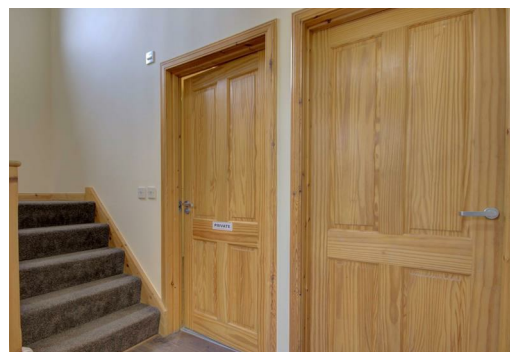
8'2" x 7'2"

The office has ample space for desk and office equipment, some wall mounted shelving. A perfect space for those working from home.

BATHROOM

9'2" x 6'2"

Located on the ground floor, the bathroom consists of a white 3 piece bathroom suite with rolltop bath, traditional pedestal sink and high level traditional toilet, in addition to an over bath shower and chrome heated towel rail.



BEDROOM 1

20'4" x 9'10"

Located on the ground floor to the front and side of the property, this double bedroom, partially carpeted for comfort has large windows to front and side in addition to velux windows, offering substantial light. There is ample space for king size bed and bedroom furniture.



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FIRST FLOOR

BEDROOM 2

9'10" x 14'5"

A double room, with fitted mirror wardrobes and window overlooking the front of the property.

BEDROOM 3

9'1" x 12'1"

A double bedroom with ample space for freestanding bedroom furniture.



BEDROOM 4

9'1" x 11'0"

A double bedroom with window overlooking the rear of the property.

SHOWER ROOM

5'10" x 5'6"

The shower room consists of a corner shower cubicle and 2 piece white bathroom suite, the sink being incorporated within a white vanity unit.



GARDEN

To the front of the property a driveway provides off-street parking for 2 vehicles, a pathway to the front door and a small area laid to grass. Gardens to the side and rear are fully enclosed, and include a patio area, a large decked area, and has two wooden sheds.

ADDITIONAL INFORMATION

Council Tax Band C

Oil Fired Central Heating

Mains Drainage & Water



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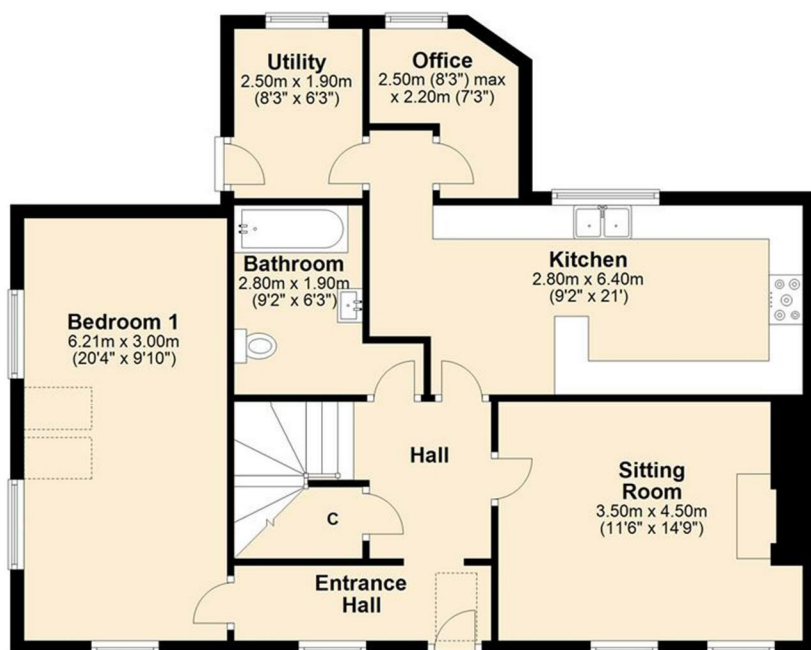
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Ground Floor



First Floor



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Plan produced using PlanUp.

13 St. Andrews Road, Tain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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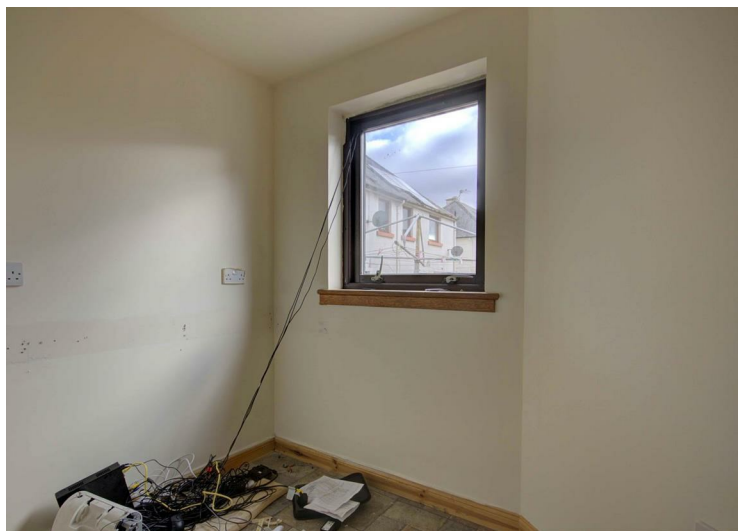
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LOCATION

Situated in a quiet residential area close to Tain town centre, residents can enjoy the convenience of nearby primary and secondary schools, making the school run a breeze. Additionally, the new health centre just a stone's throw away ensures that healthcare is always within reach.

For those who enjoy the great outdoors, popular walks such as Tain Hill, Aldie Burn, and Tain Links offer the perfect opportunity to explore the surrounding Easter Ross Peninsula. And with local supermarkets including Tesco, Asda, and Lidl, plus in addition to an array of independent local shops, daily errands are easily taken care of.

VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171gdfc5>

Virtual Tour - <https://youtu.be/sZle1tr4btA>



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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