



7 Shandwick Street, TAIN, IV19 1BQ

Offers Over £170,000

REF: 60925





This traditional C- Listed, three-bedroom, end-terraced villa, is located in the highly popular Royal Burgh of Tain on the NC 500 route, close to excellent facilities and within easy commuting distance of Inverness City. The property, which is in need of modernisation, is approx. 200 years old and benefits from oil fired central heating, complemented by two wood burning stoves and retains some of its original features. With well-proportioned rooms, once completed, this property would represent a desirable family home. Viewing is highly recommended to fully appreciate the potential this property has to offer and the superb location.

The accommodation consists of: an entrance hallway; double aspect sitting room/bedroom 3 with wood burning stove set in a wooden surround; generous lounge, again with wood burning stove set in a wooden surround providing a welcoming focal point and spiral staircase leading to the upper floor; a double aspect kitchen with a good selection of base and wall mounted units, complementary worktops to splashback, free standing fridge freezer, integrated electric oven, hob and dishwasher, and door leading to the rear garden. On the upper floor; landing giving access to the attic; two large double bedrooms, both with fitted storage and fully tiled family bathroom comprising a three piece suite and mixer tap and shower head to bath.

The fully enclosed rear garden is mainly laid to gravel for easy maintenance with a raised lawn area. There is also a garden shed housing the washing machine and oil tank. A right of access to the side of the property allows access for off-street parking for one vehicle in the rear garden. There is ample on-street parking available to the front of the property for both residents and visitors alike.

The Royal Burgh of Tain offers an excellent range of facilities including general stores, Post Office, bank, supermarkets, and medical practice along with a thriving High Street offering a good range of retail outlets. Both Primary and Secondary education are available in the town, both of which are within easy walking distance. The area also offers a good range of recreational pursuits including cycling, walking, Championship golf course and some stunning beaches. There is also a daily commuter rail service from Tain to Inverness.

Inverness, the main business and commercial centre in the Highlands is a comfortable 35 miles commute away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail, and air links to the South and beyond.

|                           |                                     |                  |                                    |
|---------------------------|-------------------------------------|------------------|------------------------------------|
| <b>Kitchen</b>            | <b>3.42m x 2.52m (11'3 x 8'3)</b>   | <b>Bedroom 1</b> | <b>4.40m x 4.11m (14'5 x 13'6)</b> |
| <b>Lounge</b>             | <b>6.66m x 4.23m (21'9 x 13'11)</b> | <b>Bedroom 2</b> | <b>4.40m x 4.11m (14'5 x 13'6)</b> |
| <b>Bedroom 3/Lounge 2</b> | <b>5.30m x 4.15m (17'5 x 13'6)</b>  | <b>Bathroom</b>  | <b>3.35m x 1.59m (11'0 x 5'3)</b>  |
| <b>Hallway</b>            | <b>2.16m x 1.85m (7'0 x 6'0)</b>    |                  |                                    |



### General

All floor coverings, light fittings, blinds, oven, hob, fridge freezer, dishwasher, washing machine and garden shed are included in the asking price.

### Services

Mains water, drainage and electricity. Oil tank. Fibre Optic Broadband is located outside the property.

### Council Tax

Council Tax Band C

### EPC Rating

F

### Post Code

IV19 1BQ

### Entry

By mutual agreement.

### Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

### Reference

AG/EB/LEOD19/1

### Price

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### Directions

From Inverness take the A9 North and follow the signs for Tain. Turn right onto the B1974, passing Asda Supermarket on your left hand side. Continue along, taking the 5th right onto Shandwick Street. The property is located further along on your left hand side.

If you are thinking of selling your property, we offer a FREE Valuation.  
Please call our Property Department on 01463 235559 for further details.

