



#### Services

Mains electricity, water and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A free standing under counter fridge, freezer and a washing machine, and garden shed.

#### Heating

Oil fired central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

A

#### Viewing

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



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

**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.



## Angel Cottage, 11 Shandwick Street Tain IV19 1BQ

A four bedroomeed semi-detached cottage with sizeable garden grounds, that benefits from oil fired central heating and off-street parking.

**OFFERS OVER £200,000**

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

#### Property Overview



Semi-Detached  
Cottage



4 Bedrooms



1 Reception



2 Bathrooms



Oil



Garden



Garage



Off-Street  
Parking

Kitchen



Kitchen

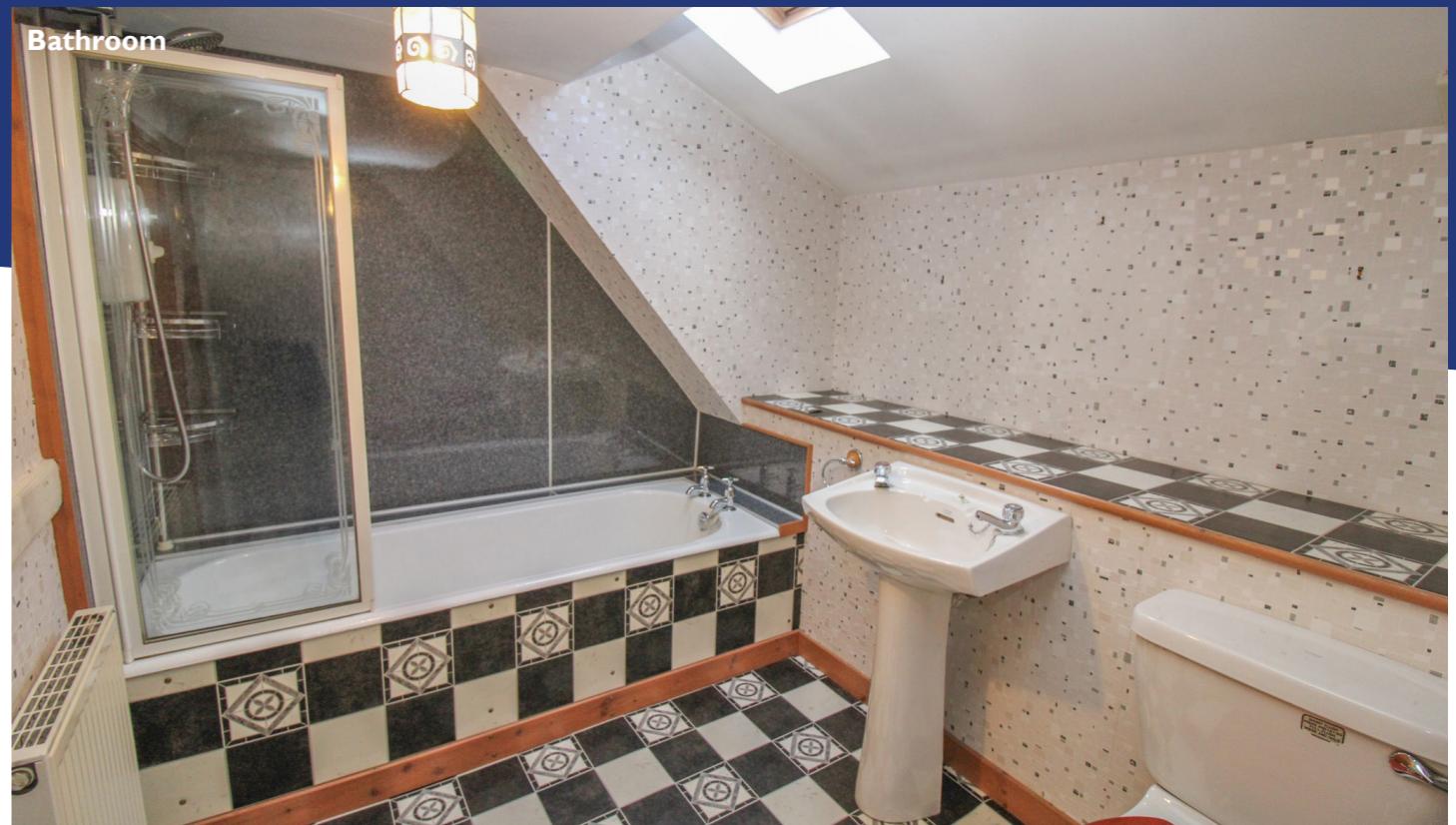


**Bedroom One**



**Bedroom One En-Suite Shower Room**





**Property Description**

Located in the vibrant town of Tain, within easy walking distance of number of excellent amenities, Angel Cottage is a traditional stone built, four bedroomeed semi-detached cottage that has well proportioned rooms spread over two floors and will appeal to those looking for a family home. Dating back to circa 1900, the flexible accommodation boasts a number of pleasing features including oil fired central heating, fireplaces, double glazed windows, extensive garden grounds and off-street parking. Upon entering the property, you are met with an entrance porch that opens onto the hallway, and from here can be found a well-appointed kitchen/lounge/dining perfect for family meals, a useful WC, and two double bedrooms, one of which boasts an en-suite shower room which has a wash hand basin, WC and wet-walled shower cubicle. An attractive archway leads to the kitchen which has numerous wall and base mounted units and worktops and complementary splashbacks. There is a stainless steel sink with mixer tap and drainer, and an integrated electric oven and hob with extractor fan over, and a free-standing fridge, freezer, and washing machine, which is included in the sale. The generous lounge/dining area is situated to the rear of the property and is ideal for everyday living and for entertaining guests. The clever use of glazing here allows an abundance of natural light to fill this room throughout the day and from here, a door gives access to the rear garden where you can enjoy the sunshine in the warmer months, as well as al-fresco dining. The first floor accommodation comprises a bright and airy landing, two double, front facing bedrooms, and the family bathroom which is fitted with a WC, a bath electric shower over and a wash hand basin. This room is completed by complimentary tiling.

Outside, the front garden is of low maintenance as its laid to gravel with carefully placed shrubs and hedges that are enclosed by low fencing. A large tarmac driveway runs to the side elevation, providing off-street parking for a number of vehicles and leads to the detached single garage. The large rear garden is laid to gravel, with a shed being sited here and is enclosed by walling and fencing.

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 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. Several 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**

**Entrance Porch**  
Approx 2.09m x 1.91m

**Entrance Hall**

**Bedroom Two**  
Approx 3.56m x 3.60m

**Kitchen**  
Approx 3.82m x 3.02m

**Lounge**  
Approx 8.19m x 3.23m

**WC**  
Approx 1.71m x 0.90m

**Bedroom One**  
Approx 3.78m x 4.90m

**Bedroom One En-Suite Shower Room**  
Approx 2.46m x 1.89m

**Landing**

**Bedroom Three**  
Approx 4.44m x 3.22m

**Bathroom**  
Approx 3.02m x 2.36m

**Bedroom Four**  
Approx 3.59m x 3.23m

