

54 Fountain Road, Tain, Ross-Shire IV19 1DA

Offers Over £95,000





Excellent opportunity to purchase a mid-terrace house close to the centre of Tain. Accommodation: Rear Vestibule, Living Room, Kitchen/Diner, 2 Bedrooms and Bathroom. Ideally located close to all local amenities and within walking distance of primary and secondary schools. Double glazing throughout and partial electric heating. Low maintenance, enclosed gardens to the front and rear and residential off-street parking to the front. This property would make an ideal home for the first-time buyer or as an investment.



54 Fountain Road is situated about 5 minutes from the High Street in Tain, Scotland's oldest Royal Burgh. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and mobile bank. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route. 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



Kitchen/Diner: 5.40m x 3.10m.

Spacious room entered via a wooden front door with glazed panel. Two windows overlook the enclosed front garden. The kitchen has wall and base units with a stainless steel sink and drainer. The fridge and freezer are included. Plumbed for washing machine and space for cooker. Xpelair extractor fan. Large shelved pantry provides additional storage.

Living Room: 4.05m x 3.50m.

Bright room with window overlooking the rear garden. Rointe Kyros heater. Door to rear vestibule.



Rear Vestibule: 2.70m x 1.86m

Welcoming vestibule with window and external door to the garden. Large understair cupboard offering plenty of storage space. Rointe Kyros heater.

Upper Landing:

Stairs from the vestibule lead to the upper landing. Shelved double linen cupboard offering generous storage space. Access hatch to the loft space. Rointe Kyros heater.

Bedroom 1: 3.80m x 2.70m.

Fitted wardrobe with top shelf and hanging rail. Further storage cupboard and cupboard stores the hot water tank. Window to the front.

Bedroom 2: 4.40m x 2.70m.

Spacious bedroom with two windows overlooking the rear. Built-in wardrobe with top shelf and hanging space. Further generous shelved cupboard.



Bathroom: 1.90m x 1.70m.

White suite comprising WC, wash hand basin and bath with electric Mira Sport shower. Window to the front and extractor fan. Dimplex fan heater.



Front Courtyard:

The enclosed courtyard features an external light, tap and a whirligig. Pedestrian gate providing access on to Fountain Road. Mainly paved with a newly grassed area. Practical brick storage shed, ideal for outdoor equipment. Lawnmower and strimmer are included.

Rear Garden:

The property benefits from a fenced garden area to the front which is laid to grass with a paved path.

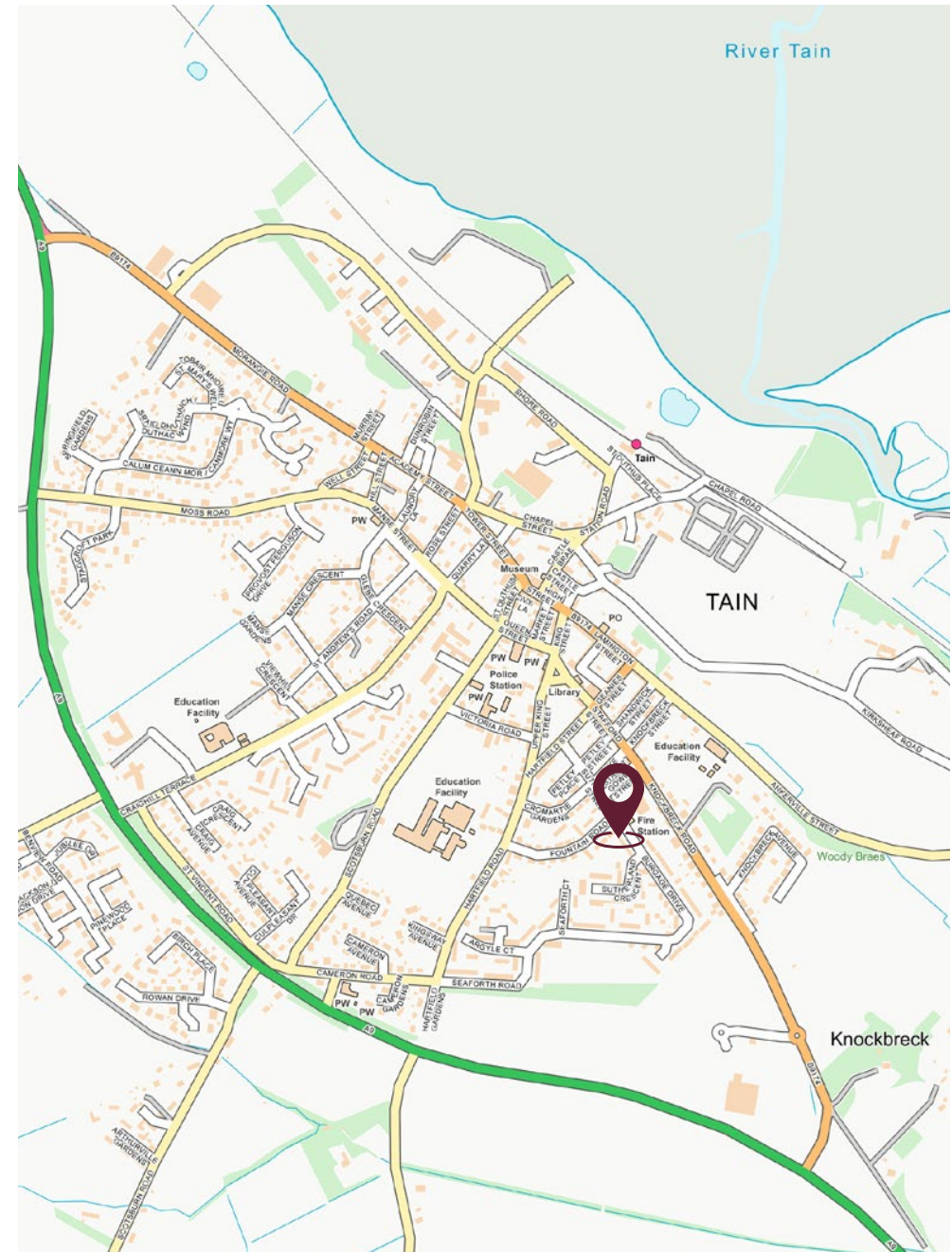
Viewing:

Please contact the Selling Agents

EPC Rating: *E*

Location:

<https://w3w.co/fades.flattered.cubs>



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