



**1 View Place,
Ankerville Street,
Tain, IV19 1BD**

**Offers Over
£150,000**



- 4 bedroom end terraced house in popular village of Tain
- Well-proportioned property built in circa 1900
- Numbers 2 & 3 View Place also available to purchase
- Excellent development opportunity
- Garden and on-street parking
- EPC band F

A fantastic opportunity to acquire a characterful end-terraced house with excellent development potential, ideally situated on Tain High Street. Built circa 1900, this well-proportioned property is arranged over three floors and offers generous accommodation throughout, making it an ideal opportunity for house buyers or investors seeking a property with scope for improvement and modernisation. The property opens into a welcoming hallway, which benefits from 2 hall cupboards and provides access to the main living accommodation. The spacious lounge is a particular feature of the property, benefiting from attractive beams and triple-aspect windows which flood the room with natural light. The generously sized kitchen is fitted with wall and base units, with space for a range of freestanding appliances. There is ample room for a large dining table and chairs, making this a practical and sociable family space. On the first floor, there are two well-proportioned bedrooms, along with the family bathroom. The second floor provides a further two good sized bedrooms, offering excellent flexibility for families and home working. The property benefits from electric storage heating and double glazing throughout. Externally, the rear garden is currently shared between the three properties. There is potential, subject to the necessary consents and title arrangements, to split the title and create a private garden area for each property. The garden is predominantly laid to lawn and features established shrubs and hedging. Overall, this is an exciting opportunity to acquire a substantial and characterful home in a convenient High Street location, with genuine scope to modernise and enhance the property to create a highly desirable residence.

Location: Tain is an historic Highland town and Scotland's oldest Royal Burgh, with its Royal Charter dating back to 1066. Steeped in history and character, the town enjoys a picturesque setting in Easter Ross and provides an excellent base from which to explore the spectacular scenery of the Highlands. The property is particularly well positioned, situated just off Tain High Street and within easy reach of the town centre and its range of local amenities. Tain offers a good selection of independent shops, cafés, restaurants, supermarkets and everyday services, together with schooling at the new Tain campus and a variety of community facilities. The town also benefits from its own railway station, providing connections towards Inverness and northwards through the Highlands, while the A9 offers convenient road access to the wider region. Tain's historic character is complemented by its beautiful surrounding landscape. The town lies close to the Dornoch Firth and is ideally placed for enjoying the area's beaches, woodland, countryside and coastal scenery. The surrounding area offers excellent opportunities for walking, cycling, wildlife watching, golf and a wide range of outdoor pursuits.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles.

Services: Mains electricity, water and drainage.

Council Tax: Band D

Tenure: Freehold.

Floor area: 144m²

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge

16'2" x 15'7" (4.94 x 4.75)

Kitchen

12'8" x 14'11" (3.88 x 4.55)

Principal Bedroom

14'11" x 17'3" (4.55 x 5.28)

Bedroom 2

13'0" x 15'1" (3.98 x 4.61)

Bedroom 3

12'11" x 10'2" (3.94 x 3.11)

Bedroom 4

15'10" x 10'0" (4.84 x 3.07)

Bathroom

9'4" x 5'7" (2.87 x 1.71)







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The Greenhouse
Beechwood Business
Park
Inverness
Highland
IV2 3BL

E:
info@tailormademoves.co.
T: 01463 233218

