

1 Miller Court, Upper King Street, Tain IV19 1GB

Offers Over £95,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

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Delightful ground floor apartment, located centrally in a small private development in Tain. Accommodation comprises: Hall, 2 Bedrooms, Living Room, Kitchen and Bathroom. Ideal for the first-time buyer or as an investment. The flat benefits from double glazing and electric heating. There are numerous telephone and double power points and the property is wired to allow television reception in the living room and bedroom. The flat is in a block of four with secure access system and carpeted communal entrance hall. Private residential parking to the front of the block and shared gardens to the rear, comprising drying green, patio area and private shed

The property is situated about 2 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 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.



Hall: 1.99m x 0.88m and thereafter 2.86m x 1.46m

S-shaped hall with the layout comprising bedrooms to the left, with the living room and kitchen to the right. Large cupboard with slatted shelves, stores the hot water tank, making it an ideal airing cupboard. An additional shelved cupboard contains the electric fuses and meter. Telephone entry system. Dimplex heater.

Living Room: 5.32m x 3.32m

Spacious light room with 2 large windows to the front. Space for dining table. Dimplex heater. Leads to:

Kitchen: 2.71m x 2.46m

Practical fitted kitchen with base and wall units and ample work surfaces. Stainless steel sink and side drainer with filter tap. Integral electric Logik oven and Hotpoint hob with extractor hood over. Wall mounted Dimplex heater and tiled splashback. Pull-out breakfast bar or additional work surface. Beko washing machine, Zanussi tumble dryer and Iceking fridge/freezer are included. Window to side and Xpelair extractor fan.



Bedroom 1: 3.36m x 2.96m

Good sized double bedroom, with window to the rear. Double mirror wardrobe with sliding doors, hanging rails and shelving providing excellent storage. Dimplex heater.

Bedroom 2: 2.82m x 2.35m

Second double bedroom also situated to the rear. Mirror-fronted double wardrobe with hanging rail and top shelf. Dimplex heater.



Bathroom: 1.79m x 1.69m

Partially tiled bathroom, fitted with a white suite comprising; WC, wash hand basin in a vanity unit and bath with overhead mains shower. Extractor fan, shaver light and fitted mirror. Electric towel radiator.



Garden Ground:

Private parking and common use of a neat and tidy drying green to the rear. Private shed is included.

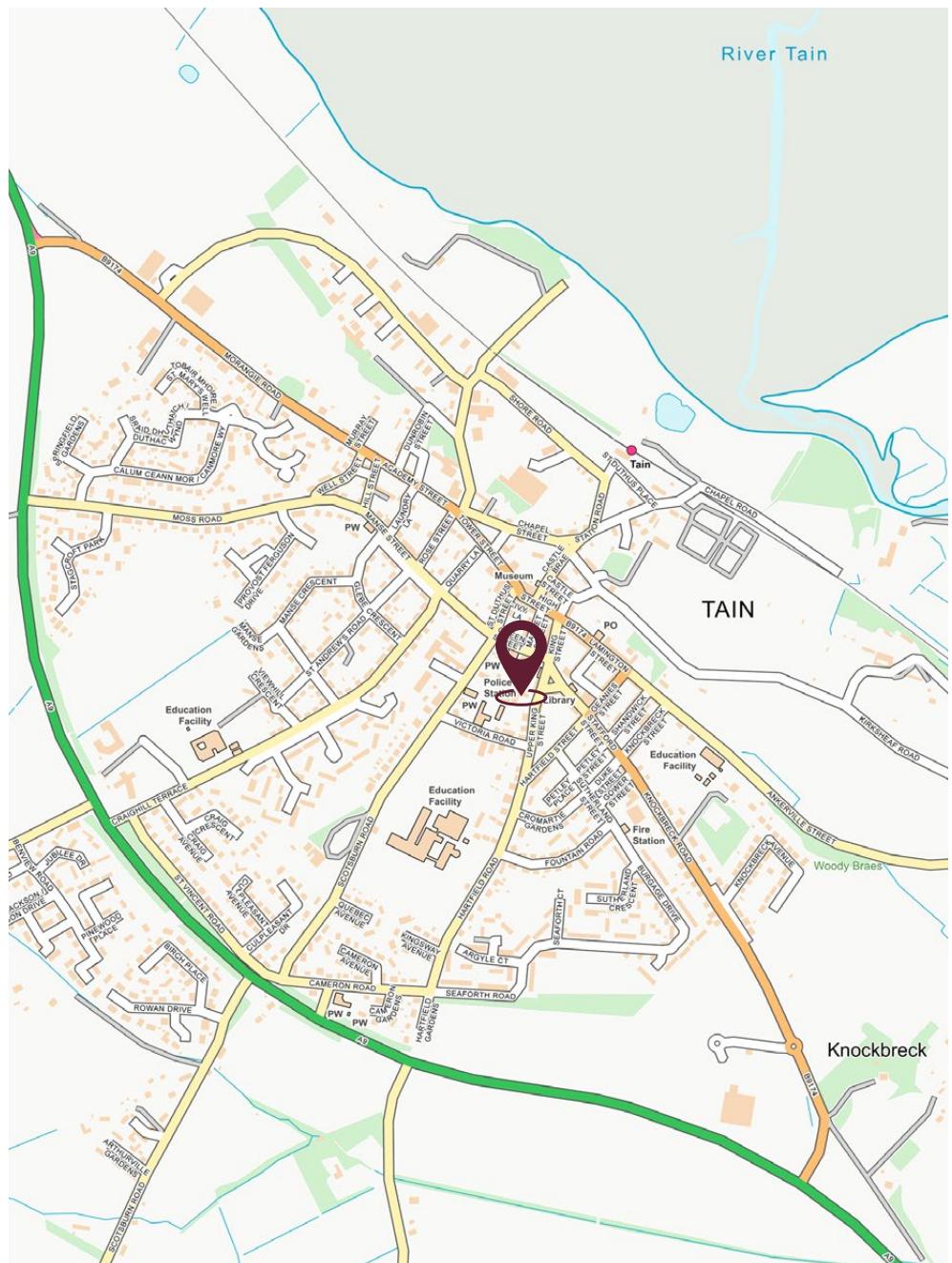
Viewing:

Through Selling Agents.

EPC Rating: C

Council Tax Band: B.

Factoring charge estimated at around £15-£20 per month.



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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

