

Kincraig, 4 Cadboll Place, Tain, Ross-Shire IV19 1AY

Offers Over £90,000





Semi-detached extended property in a quiet location in the historic town of Tain. Accommodation: Entrance Hall, Living Room, Dining Room, Sitting Room, Kitchen/Diner, 2 Bedrooms, Box Room, Bathroom and Cellar. Pleasant outlook over a small park and centrally located with all amenities a short distance away. Benefitting from many original features such as cornices, ceiling decorations and fireplace. Mainly single glazed timber sash & case (with secondary glazed units) and triple glazed casement design. Oil fired central heating. The property requires upgrading and renovating throughout. Kincaig would be ideal for someone wishing a project for a house with charm and character, set in a central location. The property has an enclosed garden to the rear.

Kincaig is situated about a minute 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.



Entrance Hall:

Light and welcoming hall entered via a wooden door with glass panels. Decorative ceiling. Wooden staircase leads to upper floor. Radiator.

Living Room: 4.68m x 3.56m

Double aspect room with windows to front and rear. Shelved alcove with cupboard below. Original fireplace with cast iron surround and wooden mantel. Fitted storage. Radiator.

Dining Room: 4.27m x 2.78m

Open-plan from the hall, could also be used as a family room. Window to the front and external door, with stained glass detail, to the rear. Radiator.

Kitchen/Diner: 4.96m x 2.88m

Spacious room with an abundance of floor and wall mounted units. Under-unit lighting and tiled splashbacks. Plumbed for washing machine. Integral electric double oven and hob with extractor hood. Double aspect room with windows to front and rear and glazed door to the rear garden. Stainless steel sink/drainage and breakfast bar for informal dining. Two radiators.

Stairs from the hall lead up to the first floor with the sitting room extension at half-landing.

Sitting Room: 4.91m (w) x 3.65m (w)

Bright and spacious garden room with windows on three sides. Two glazed patio doors open to the garden. Feature beams and internal window to the landing. Open fire set in a tiled surround with a slate hearth.

The stairs continue to the upper landing which has two windows to the front and a radiator.





Bedroom 1: 4.63m x 3.85m

Spacious room with window overlooking the front across the park. Fitted wardrobe storage and original shelved press. Radiator.

Bathroom: 3.35m x 2.16m

Bright room with Velux window to the rear. 5-Piece suite comprising WC, wash hand basin, bidet, bath and separate Electric Triton shower. Large airing cupboard stores the hot water tank. Access hatch to roof space. Radiator with heated towel rail.

Bedroom 2: 3.61m x 2.98m

Second double room with window overlooking the rear garden. Access hatch to roof space. Radiator.

Box Room: 2.90m x 1.55m

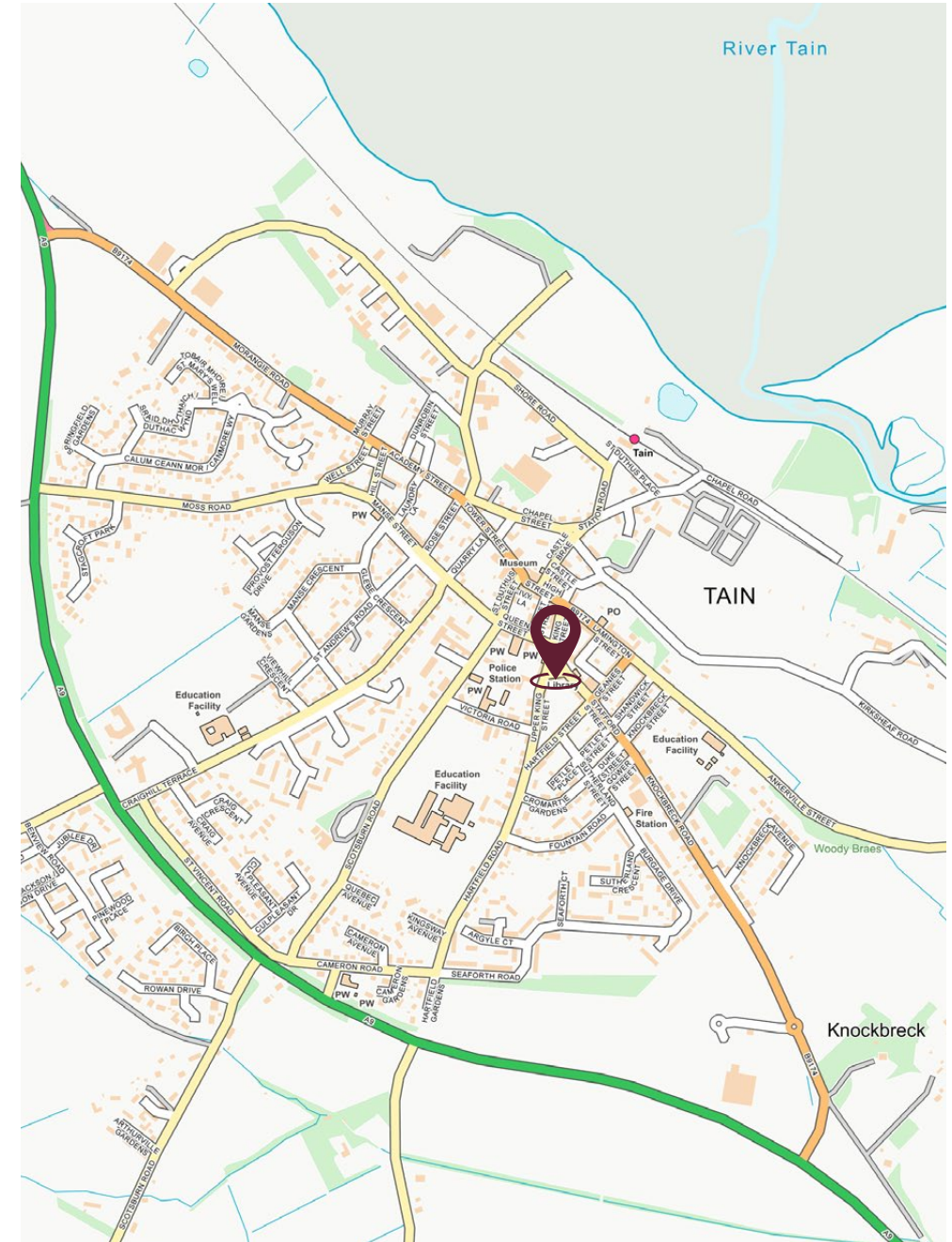
With window to the front and decorative cornice. Ideal for home office, study or potential en-suite to bedroom 2.

Garden:

Sheltered garden is found to the rear of the property and can be enclosed via a side gate, if required. Large wooden shed and generous cellar storage beneath the sitting room extension, which also houses the central heating boiler. A path to the side leads to the front of the property. Mature garden with a variety of plants and shrubs such as holly, clematis, rhododendrons, etc.

Viewing:

Please contact the Selling Agents.

EPC Rating: F

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