

16a Stafford Street, Tain, Ross-Shire IV19 1BE

Offers Over £85,000



**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public





Immaculate 1-bedroom first floor flat in the centre of the historic town of Tain. Set in a traditional property, the upgraded accommodation comprises: Entrance Hall, Living Room, Kitchen, Bedroom and Shower Room. The property benefits from double-glazed sash-and-case windows, electric heating and generous storage. Attractive and sheltered communal garden area to the rear. The property is found in walk-in condition within a moment's walk of the High Street and all local amenities. Ideal for first-time buyers, downsizers or as an investment. Curtains, carpets and white goods are all included. Viewing is highly recommended.

16A Stafford Street is situated 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: 4.41m x 1.05m**

Metal stairs lead up to the Upvc front door, which opens to a welcoming hall. Three large built-in cupboards provide generous storage. One cupboard houses the hot water boiler and a second cupboard for coats and shoes provides access to the attic. A large double cupboard with fitted shelving, hanging rails and light provides additional storage.

### **Living Room: 4.43m x 3.47m**

Bright double aspect living room with windows to the front and rear of the property. Alcove shelving. Dimplex electric heater and feature electric fire.

### **Kitchen/Diner: 3.32m x 2.02m**

Entered via a glazed pocket door from the living room. Window overlooks the front of the property. The kitchen comprises wall and floor mounted units with stainless steel sink/drainer and mixer tap. Generous worksurfaces with matching upstands and under-unit lighting. Integral Lamona electric oven and hob with extractor hood over. Beko washing machine and fridge/freezer are included. Fitted breakfast bar with two stools for informal dining. Electric heater.

### **Shower Room: 2.26m x 2.78m**

Spacious room with window to the front. Comprising WC, wash hand basin set in a vanity storage unit and corner shower with electric Mira shower. Wet wall panelling. Towel radiator and Xpelair extractor fan.

### **Bedroom: 2.64m x 3.74m**

Cosy bedroom with window overlooking the front of the property. Electric heater.

### **Garden:**

Attractive communal garden with lawn, flower beds, bin store and drying space. The entrance to the property is through the garden, which is accessed through a secure wrought iron gate off Hartfield Street.

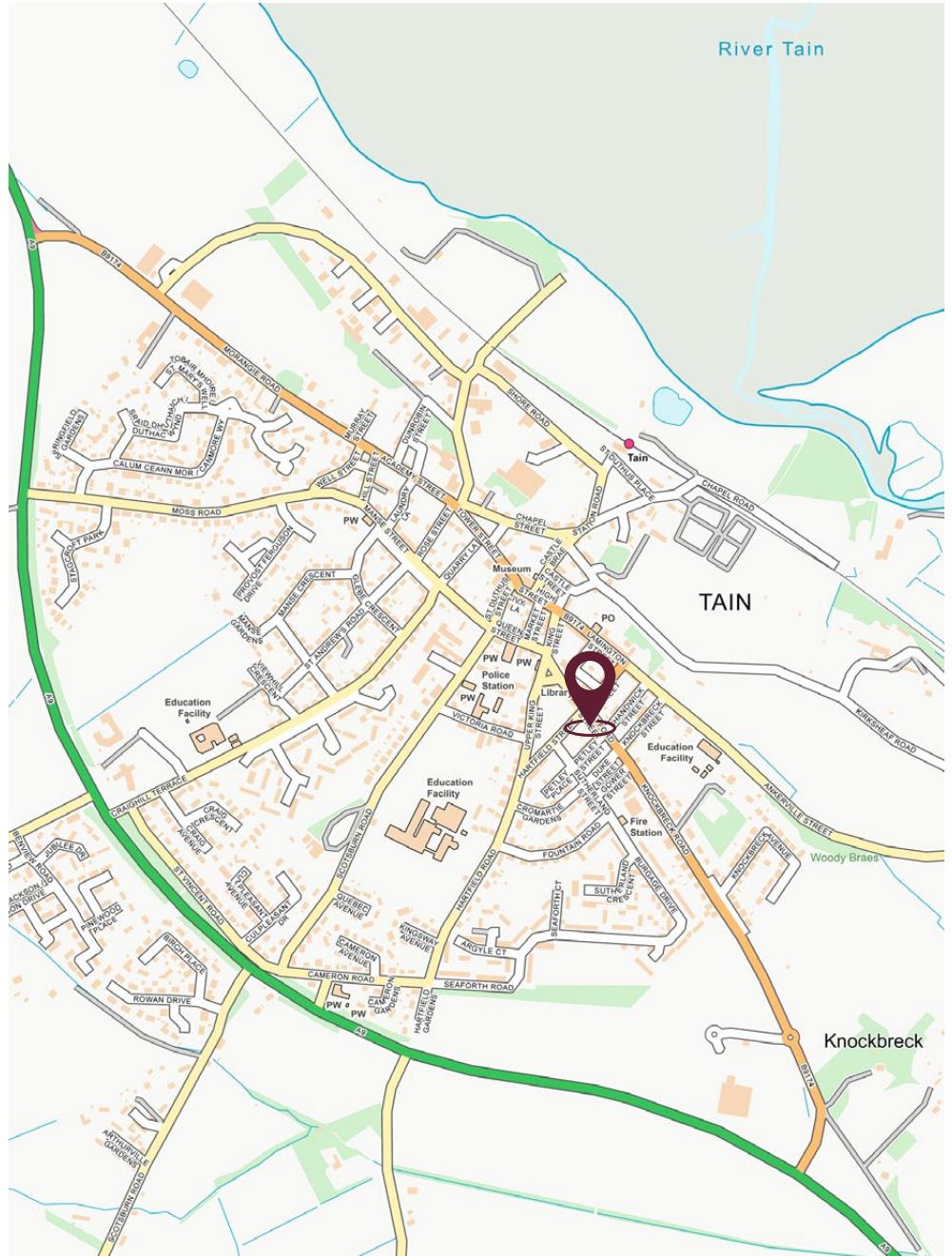
### **Viewing:**

Please contact the Selling Agents

### **EPC Rating: D**







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