

3 Geanies Street, Tain, Ross-Shire IV19 1BB

Offers Over £80,000



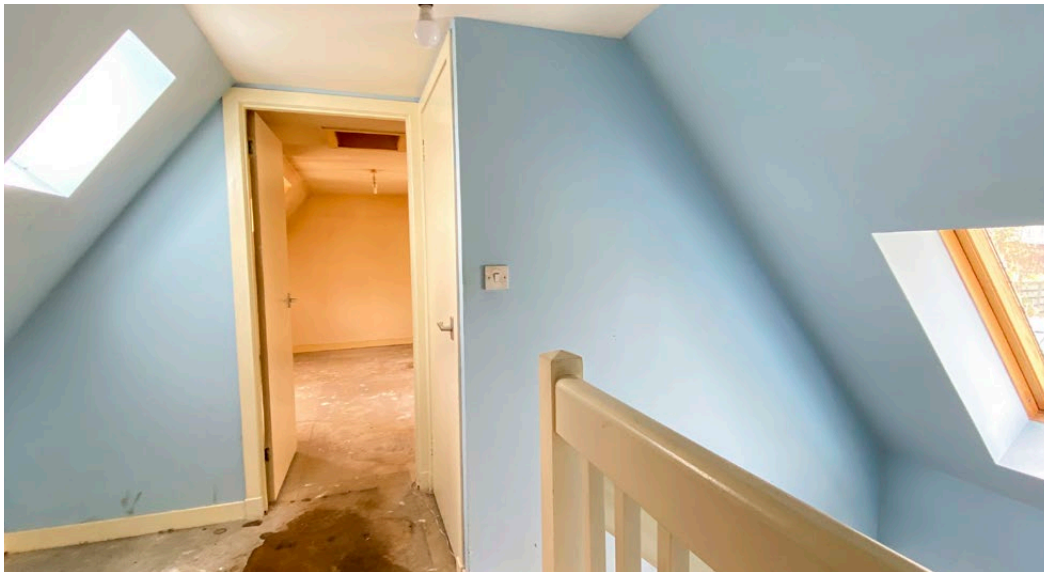
**MACKENZIE AND CORMACK**  
Solicitors, Estate Agents & Notaries Public





Traditional semi-detached 2-storey house in the centre of the historic town of Tain. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms and Shower Room. Electric storage heating and double glazing. The property requires modernisation and upgrading throughout. Situated just off Tain's main street steps from shops, cafes and restaurants. Ideal for those looking to enjoy the amenities that Tain has to offer and would make an excellent project, investment or first property. Within walking distance of the school, railway station, bus stops and the park.

The property is situated round the corner 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 Vestibule:**

Entered via wooden storm doors with glazed panels. Large wooden door with engraved glass panel opens to the hall.

### **Hall:**

With living room on the left, leading to the kitchen/diner, bedroom 1 on the right, shower room to the rear and stairs ahead. Coat hooks and electric heater. Electric meter and fuses.

### **Living Room: 4.38m x 4.02m**

Large room with window to the front. Fitted shelving and shelved alcove. Open fire with stone surround and slate hearth. Dimplex storage heater.

### **Kitchen/Diner: 4.95m (w) x 2.67m**

Bright double aspect room with windows to the front and rear. Floor and wall mounted units. Stainless steel sink/drainer and tiled splashback. Two electric heaters. Door to front vestibule with external door opening to Geanies Street. Rear door opens to the garden. Access hatch to the roof space. Space for informal dining.

### **Shower Room: 2.10m (w) x 2.78m (w)**

With WC, wash hand basin and easy-access shower enclosure with electric Triton Enrich shower. Extractor fan and window to the rear.

### **Bedroom 1: 4.35m x 2.95m**

Practical ground floor bedroom with window to the front. Could also be used as a snug, family room, dining room or home office. Fitted shelving and large under-stair cupboard. Dimplex storage heater.

Stairs with an open wooden balustrade lead up to the first floor landing. Rear Velux window at mid-height and skylight to the front. Large shelved airing cupboard stores the hot water tank.

### **Bedroom 2: 4.39m x 3.53m**

With window to the front and Velux to the rear. Characterful coombed ceiling. Access hatch to the roof space. Dimplex storage heater.

### **Bedroom 3: 3.03m x 3.53m**

Bright room with window to the front and Velux to the rear. Dimplex storage heater.

### **Garden:**

Private enclosed garden found to the rear.

### **Viewing:**

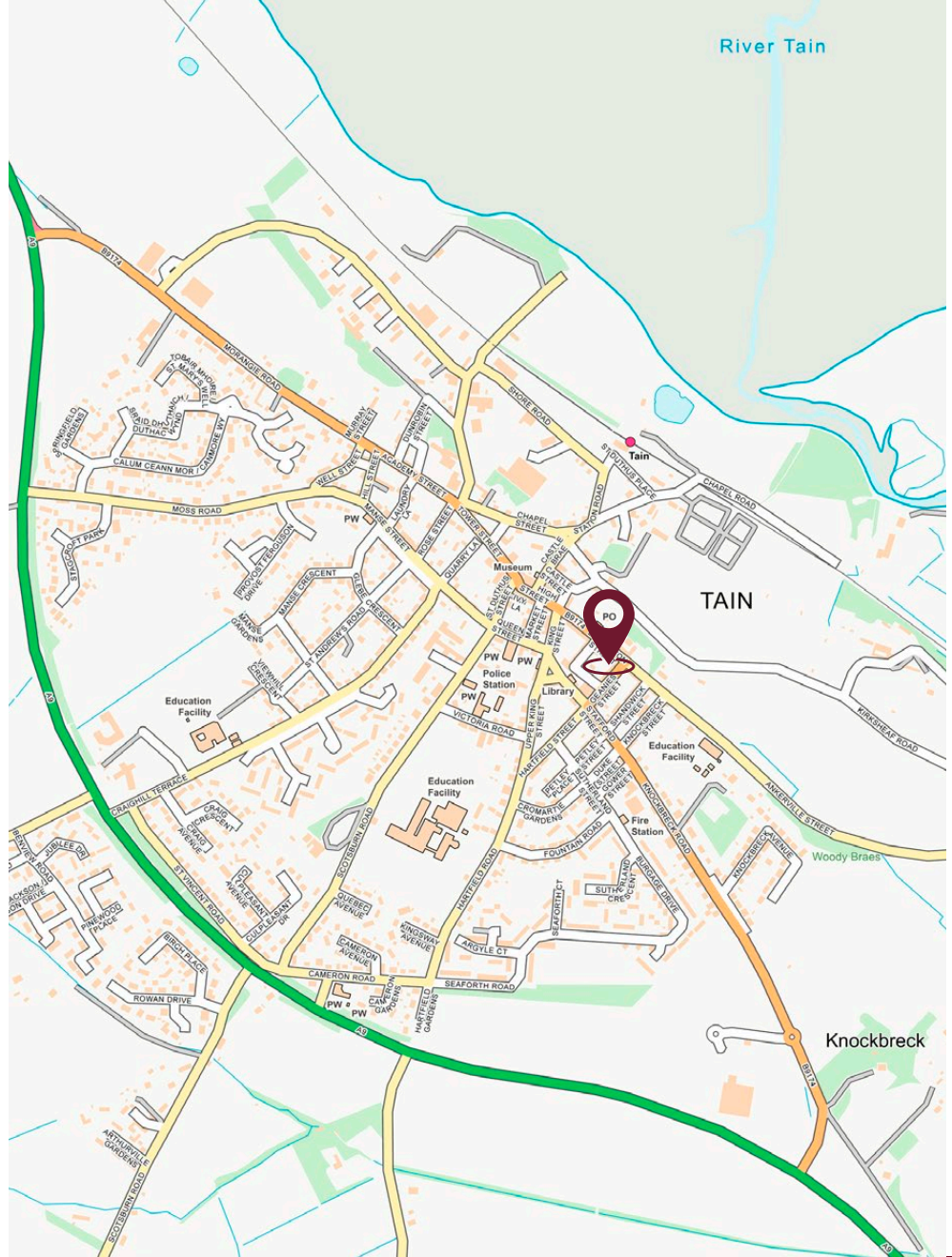
Please contact the Selling Agents.

### **EPC Rating: F**

### **Location:**

<https://w3w.co/runners.unwind.positives>





These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. 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.



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