The Poplars, Upper King Street, Tain, Ross-Shire IV19 1AT

Offers Over £170,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

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Detached villa ideally located close to the centre of the popular town of Tain. Accommodation: Ent Porch, Hall, Living Room, Family Room, Kitchen/Diner, 3 Bedrooms, Shower Room and Bathroom. The accommodation is well laid out with excellent storage and many original features including wooden doors, skirtings and banisters. Private, enclosed garden and gated driveway parking with a detached garage. Walking distance to all local amenities and the new school. This traditional property has OFCH and secondary glazing. This property requires modernisation and upgrading throughout. Excellent potential and would make a lovely family home.

The location of the property provides easy access to the A9 for travelling north or south. The High Street in Tain is nearby. Tain is Scotland's oldest Royal Burgh and is on the route of famous NC500 scenic drive around the north Highlands. 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. 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 Porch: *1.87m x 1.10m*
Entered via a bright porch, glazed on two sides. Wooden front door opens to the hall.

Hall:
Large under-stair cupboard with lighting and shelving. Radiator.

Family Room: *4.50m x 3.70m*
Bright double-aspect room with windows to front and rear. Could also be used as a snug or dining room. Tiled fireplace. Radiator. Door to…

Living Room: *5.43m x 4.64m*
Spacious double aspect room with patio doors to the front garden and window to the side. Radiator. Feature stone wall with wooden mantle and electric fire in situ.

Inner Hall: *2.27m x 1.12m*
Practical space for storage and could be ideal for a home office. Coat hooks.

Shower Room: *2.27m x 2.00m*
Fresh room with WC, wash hand basin and shower cubicle with electric shower. Wet wall splashbacks. Dimplex fan heater.

Kitchen/Diner: *7.22m (w) x 3.22m (w)*
Further double aspect room with windows to front and rear. Wooden floor and wall mounted units provide ample work surfaces. 1½ sink and plumbed for a washing machine. Rayburn Royal cooker. Xpelair. Large walk-in shelved pantry cupboard. Door to rear vestibule. Large room with generous space for dining and storage alcove. Radiator.

Rear Vestibule: *1.44m x 1.32m*
Accessed via a glazed sliding door. External door to the garden.

Upper Landing:
Stairs from the main hall lead to the spacious upper landing. Window to the front.

Bedroom 1: *4.55m x 3.05m*
Spacious double aspect bedroom with windows to the front and rear. Fitted furniture provides excellent storage. Lightly coombed ceiling.













Bedroom 2: *4.47m x 3.28m*
Spacious double bedroom with window to the front and skylight to the rear. Fitted furniture and open shelving provide excellent storage. Lightly coombed ceiling. Radiator.

Bedroom 3: *2.50m x 2.27m*
Window to front. Light coombed ceiling. Fitted wardrobe.

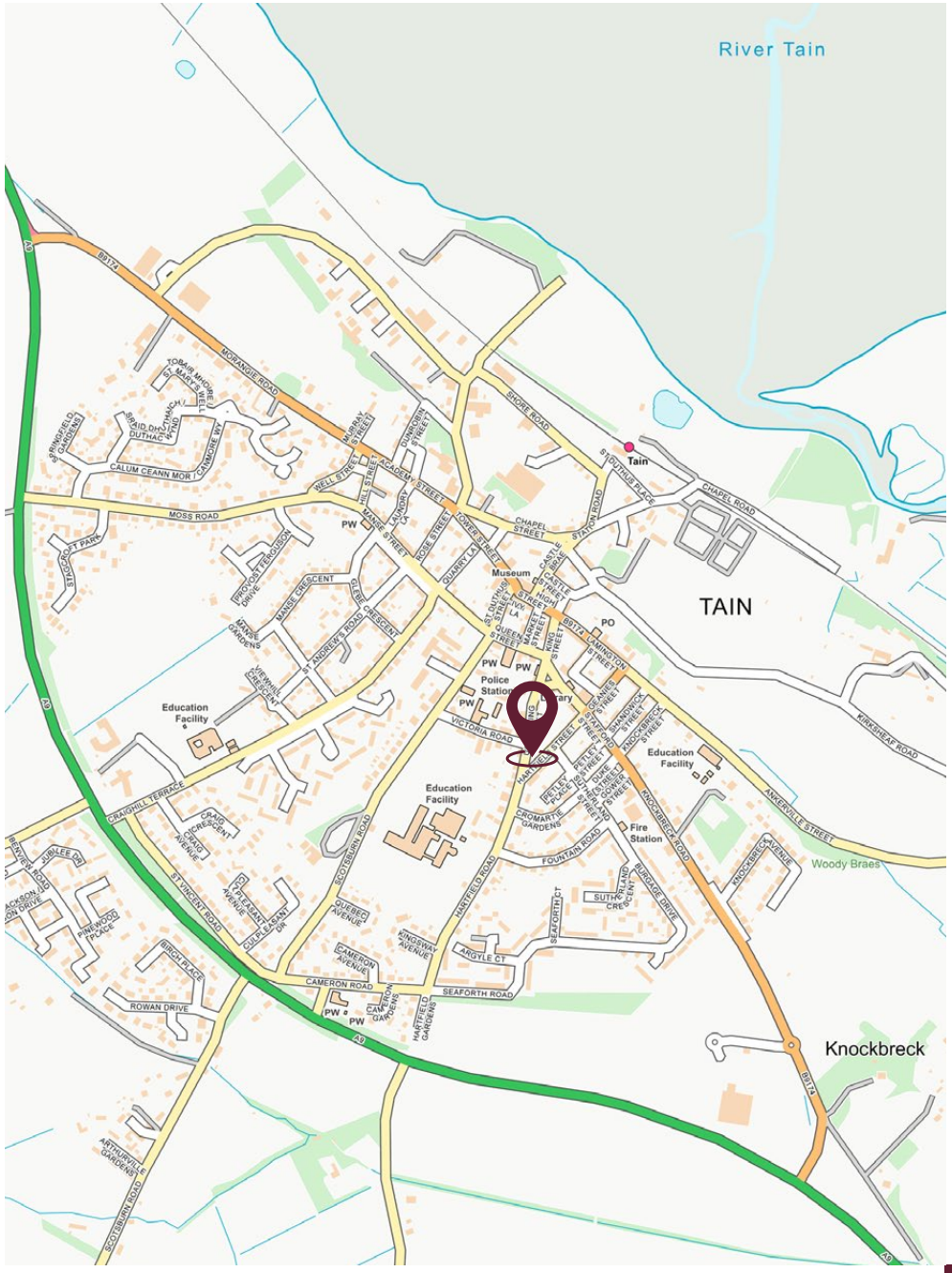
Bathroom: *2.76m x 2.26m*
Bright room with WC, wash hand basin with cupboard below and bath. Electric wall heater and shaver socket. Window to the front. Shelved airing cupboard and cupboard storing the hot water tank. Access hatch to the roof space.

Garage:
Detached garage of a blockwork construction contained beneath a corrugated cement roof covering. Generous gated off-street parking with gated access from Hartfield Street.

Garden:
Enclosed garden found to the front and side of the property, mainly laid to grass with flower border and hedges. Sheltered patio area, ideal for outdoor socialising. Pedestrian gates to both Hartfield St and Upper King St.

Viewing:
Please contact the Selling Agents.

EPC Rating: *E*



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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