

Shandmoor, 6 Ross Street, Tain



Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains and white goods.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

C

Viewing

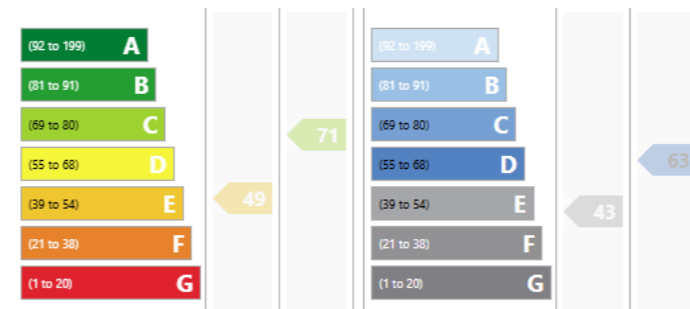
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £170,000
A full Home Report is available via Munro & Noble website.



Shandmoor, 6 Ross Street Tain

IV19 IBA

An attractive, semi-detached traditional stone built house with three bedrooms which sits within easy reach of the town centre.

OFFERS OVER £170,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Semi-Detached House



3 Bedrooms



2 Receptions



1 Bathroom



Oil



Garden



Garage



Driveway

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.'

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen



Kitchen



Bedroom One



Bedroom Two





Lounge



Bathroom

Property Description

Constructed with traditional stone, this semi-detached three bedroomed house enjoys a substantial front garden, a tarred driveway and a garage. Offering generous accommodation over two levels, it blends character with flexibility, making it an excellent choice for families or buyers seeking a property with scope for upgrading. Additional features include oil-fired central heating complemented by an open fire. You enter the property through the bright entrance hall, which in turn leads to the dining room with fitted storage facilities. Off this room is the kitchen, fitted with wall and base units, a 1 1/2 sink with mixer tap, integrated single oven, hob, and cooker hood. Free standing goods which are included in the sale consist of a washing machine and fridge/freezer. Completing the ground floor accommodation is the well-proportioned lounge with double aspect windows which overlook the garden. An open fire provides a focal point in the room, perfect for cosy nights indoors. Upstairs can be found a split-level landing which leads to three bedrooms, and the bathroom which comprises a bath with electric shower over, a WC and a pedestal wash hand basin. This property would make a great fit for those working from home as one of the bedrooms could be perfect for a home office. While the home does require a degree of modernisation, it presents an outstanding opportunity to create a comfortable, characterful home tailored to individual tastes.

Externally, the raised garden is laid to lawn and sited here is a timber garage. Also located towards the front of the property is a driveway which provides off-street parking for two cars. Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. The town has several attractions such as Tain Tolbooth, St Duthus Collegiate Church, a local history museum, Tain Through Time, and the Glenmorangie Distillery. Medical and banking services can be found along with a Post Office, Lidl, Co-op, ASDA, Tesco, and a variety of local shops and hotels. Primary and Secondary schooling is located close by. A few recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. 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.

Rooms & Dimensions

- Entrance Hall
- Dining Room
Approx 3.00m x 2.90m
- Kitchen
Approx 5.10m x 1.70m
- Lounge
Approx 7.50m x 3.80m
- Spilt Landing
- Bedroom Three
Approx 5.30 x 1.70m
- Bedroom One
Approx 3.60m x 3.10m
- Bathroom
Approx 2.70m x 1.60m
- Bedroom Two
Approx 5.50m x 3.25m
- Garage



Dining Room



Bedroom Three

