

19 Academy Street, Tain, Ross-Shire IV19 1ED

Offers Over £150,000



MACKENZIE AND CORMACK
Solicitors, Estate Agents & Notaries Public

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Traditional mid-terrace townhouse centrally located in the Highland town of Tain. Accommodation: Vestibule, Hall, Living Room, Dining Room, Sitting Room, Kitchen/Diner, Rear Hall, 4 Bedrooms, Bathroom and Shower Room. Many original features and excellent storage throughout. Oil fired central heating. Extensive enclosed rear garden with vennel access to Academy Street. Within walking distance of High Street shops and cafes with Tesco & Lidl nearby. Tain Links and Beach walks are a stroll away. Viewing is highly recommended.

The property is situated steps 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 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.



Vestibule:

Wooden Storm doors open to an outer vestibule. Wooden front door with glazed panel opens to the hall.

Hall:

Welcoming hall with cupboard storing the fuses and meter. Large under-stair cupboard. Two radiators.

Living Room: 4.50m x 3.60m

Bright double-aspect room with windows to the front and rear. Open fire (vent lined but currently closed) on a tiled fireplace. Cornicing and alcove with fitted storage. Radiator.

Dining Room: 4.44m x 2.67m

Practical room with window to the front. Could also be used as a bedroom, study or family room. Hatched cupboard and Shelved alcove. Corniced ceiling.

Kitchen/Diner: 4.08m x 3.61m

Spacious room with window overlooking the side of the property. Floor and wall mounted units provide generous storage and work surfaces. Integral gas hob with extractor hood over. Integral electric oven. Zanussi dishwasher. Tiled splashbacks and stainless steel sink/drainer. Hatched cupboard which backs on to dining room. Fitted table and four chairs are included. Radiator. Folding door to the rear hall.



Rear Hall: 2.00m x 1.81m

With window and external door to the side vannel. Central heating boiler and radiator.

Shower Room: 1.90m x 1.70m

With window to the rear. WC, wash hand basin and corner shower with electric Triton shower Tiled walls. Camel electric wall heater.



First Floor Landing:

Carpeted stairs curve up to the first floor landing which with a bedroom and bathroom to the rear and the upper sitting room and further bedroom to front. Window overlooks the rear. Large shelved airing cupboard.

Bedroom 1: 3.48m x 2.92m

With window overlooking the rear garden. Light coomb. Fitted wardrobe which also stores the hot water tank. Radiator.



Bathroom: 1.95m x 1.93m

Fully tiled room with skylight to side. WC, wash hand basin and bath. Shaver socket and fitted basket storage. Radiator.

Sitting Room: 6.10m (w) x 4.50m

Spacious bright room with three windows to the front. Tiled fireplace with wooden mantle (vent-lined but currently closed). Feature arch to snug area. Shelved alcove with drawers below. 3 Radiators.

Bedroom 2: 4.53m x 3.07m

Double aspect room with windows to the front and rear. Two fitted wardrobes provide generous storage. Corniced ceiling. Radiator.

Second Floor Landing:

Stairs lead up to the second (top) floor landing. Skylight to the rear. Extensive fitted storage.

Bedroom 3: 3.56m x 3.26m

Bright room with dormer window to the front with views to the Dornoch Firth. Fitted furniture is included. Fitted cupboard. Light coomb adds character.

Bedroom 4: 3.55m x 3.49m

Bright room with dormer window to the front with views to the Dornoch Firth. Fitted cupboard and access hatch to the eaves. Light coomb ceiling.

Garden:

Generous enclosed garden, with superb potential, found to the rear of the property. Areas of grass, fruit trees, gooseberry and blackcurrant bushes. External light and tap. A door-fronted vennel leads to Academy Street and the front of the property.

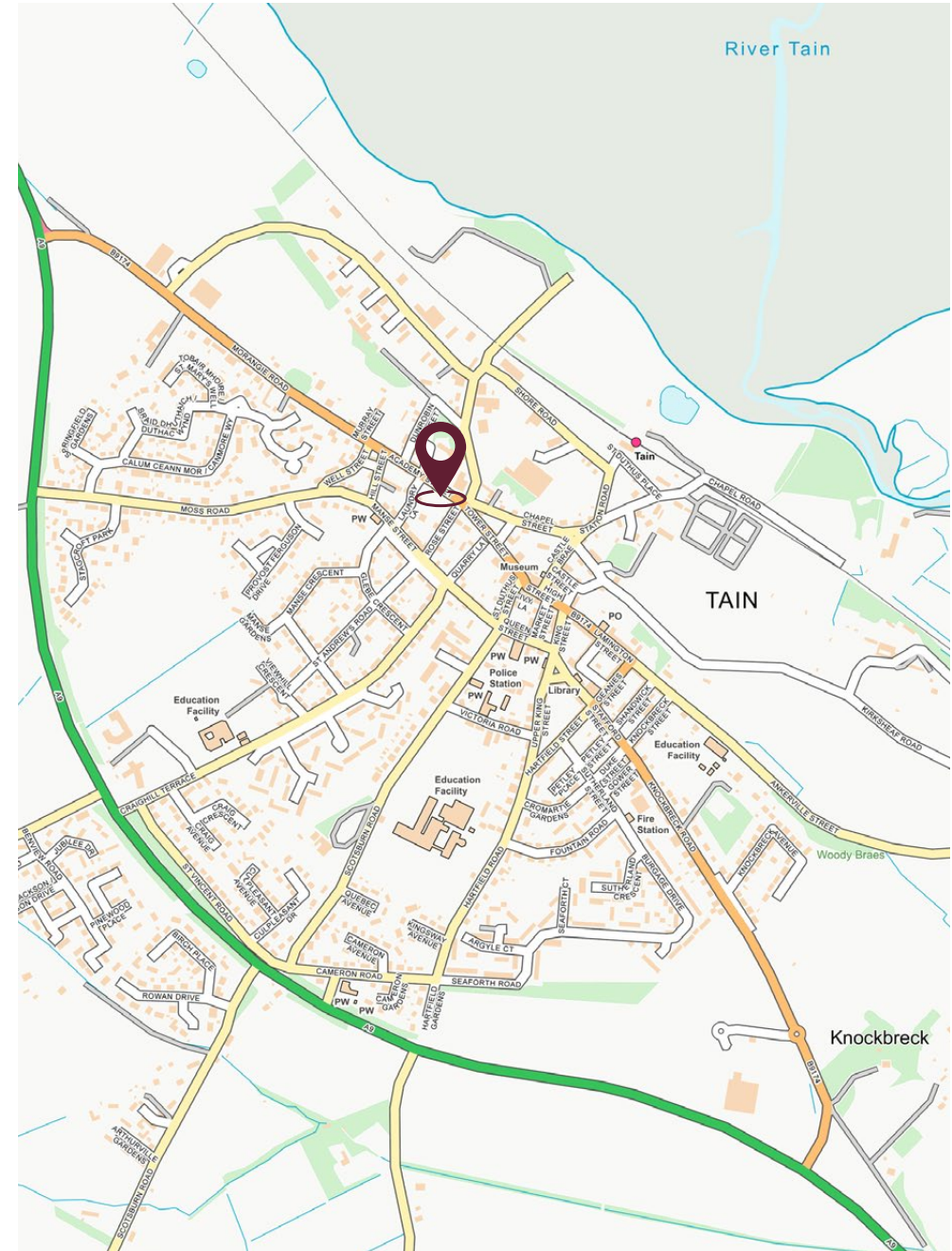
Viewing:

Please contact the Selling Agents.

EPC Rating: E

Location:

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