

39 Mansfield Estate, Tain, IV19 1JN

Offers Over £80,000

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- Walk-in condition
- Two-bedroom mid-terrace home
- Successful rental history
- Large walk-in pantry
- Excellent storage throughout
- Enclosed rear garden
- Powered garden shed with lighting
- Views towards the Dornoch Firth
- Electric heating with storage heaters
- Highland Broadband available
- EPC Rating: D
- Council Tax Band: A

This attractive two-bedroom mid-terrace property is presented in walk-in condition and offers comfortable, low-maintenance living in a popular residential area of Tain, within walking distance of the new school campus and health centre. The property is fully carpeted with vinyl in the kitchen, larder and bathroom. This would be ideally suited to first time buyers or anyone seeking a home ready to move straight into.

The accommodation is bright and well maintained throughout. The spacious kitchen/dining room offers ample space for everyday dining and benefits from a large walk-in pantry providing excellent additional storage. A door from the dining area leads directly to the enclosed rear garden, creating an ideal space for outdoor dining and relaxation.

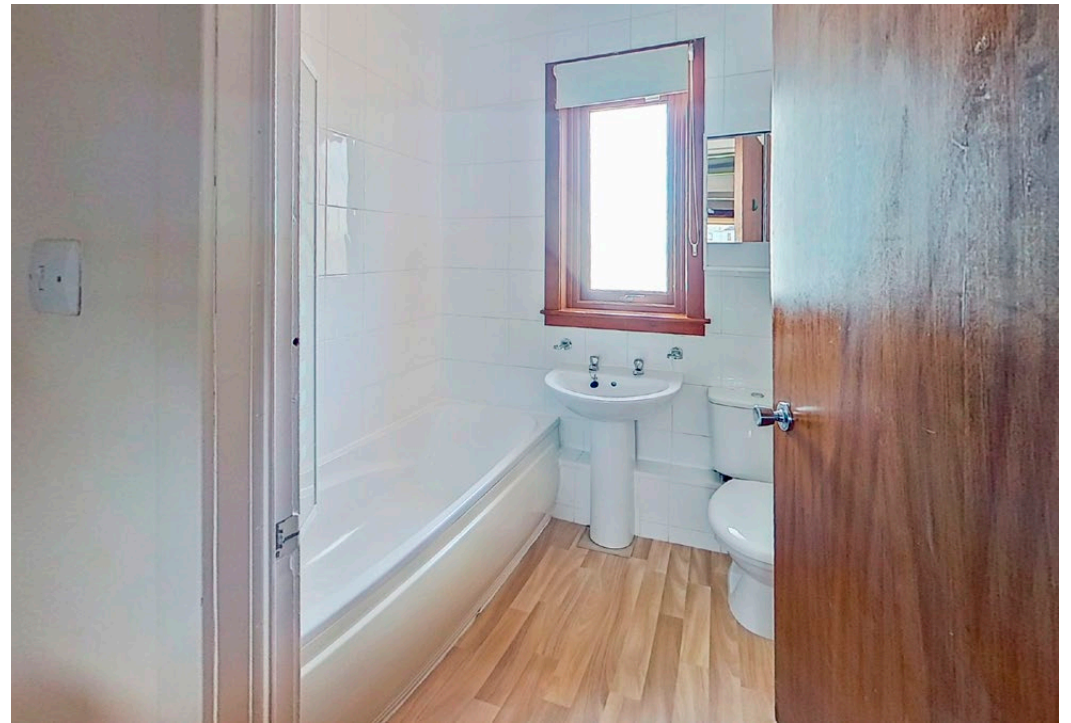
The comfortable living room enjoys plenty of natural light, while the entrance hall features a generous walk-in storage cupboard large enough to accommodate a bicycle, pushchair or other household items. The property benefits from electric heating throughout, with storage heaters serving the entrance hall, living room and kitchen/dining room and panel heaters in the bedrooms. Broadband is available via Highland Broadband.

Upstairs, the bright family bathroom comprises a bath with electric shower over, WC and wash hand basin. Both bedrooms are well-proportioned and benefit from excellent built-in storage. Bedroom two enjoys attractive views across the Dornoch Firth, adding to the appeal of this charming home.

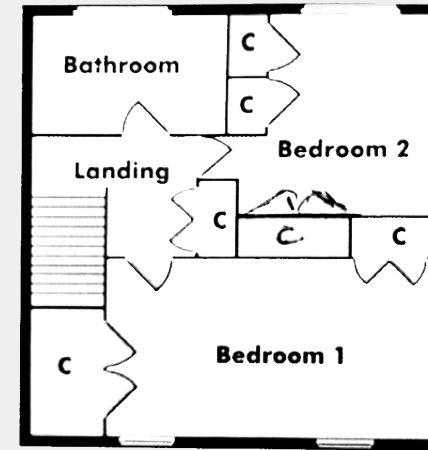
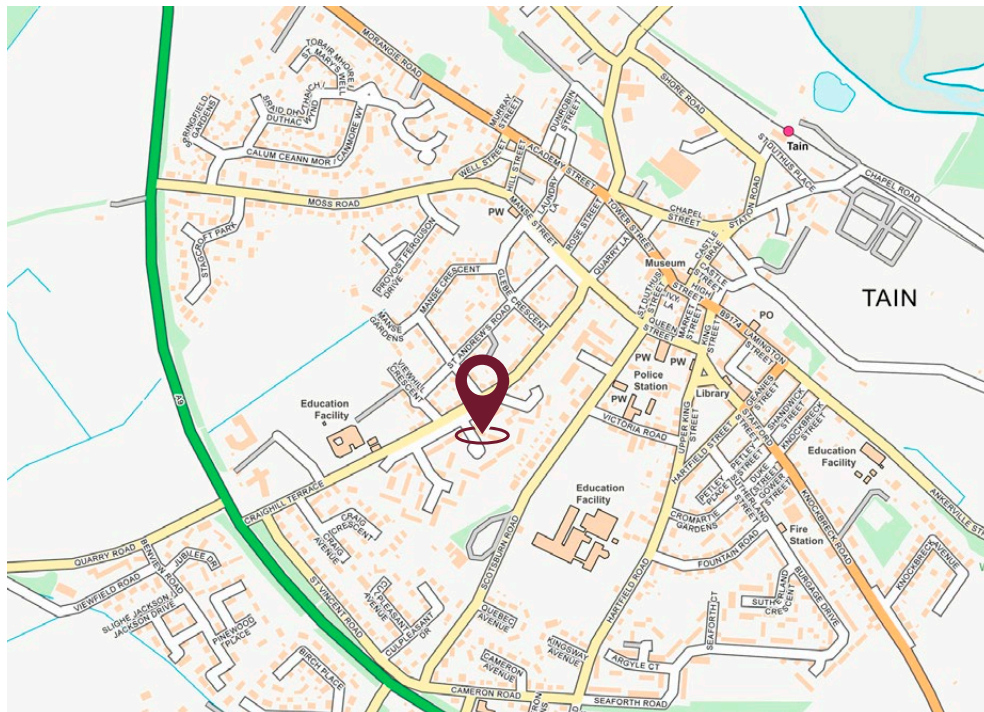
Outside, both the front and rear gardens have been designed for ease of maintenance with gravel finishes. The rear garden has a useful storage shed with power and lighting, offering versatile storage space and potential for housing a tumble dryer.

Additional Information

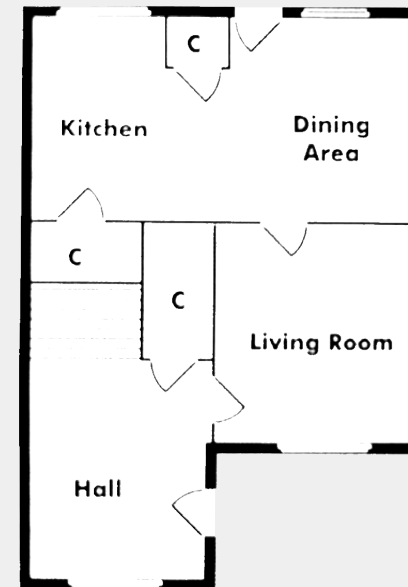
A well-maintained and versatile property offering excellent value, whether as a home or investment opportunity, conveniently located within easy reach of Tain's shops, schools and local amenities.



Kitchen/Dining Room	5.39m x 2.98m
Living Room	4.00m x 3.47m
Entrance Hall	2.71m x 1.82m
Bathroom	1.87m x 1.68m
Bedroom 1	4.39m x 2.66m
Bedroom 2	3.79m x 2.77m



First Floor



Ground Floor

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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