



**3 View Place,
Ankerville Street,
Tain, IV19 1BD**

Offers Over £85,000



Fantastic opportunity to acquire an end-terraced house with excellent development potential, ideally located on Tain High Street. Built circa 1900, this characterful property offers well-proportioned accommodation arranged over two floors. The property opens into a welcoming front porch, leading through to the kitchen, which is fitted with a range of wall and base units, with space for white goods. There is excellent storage throughout the property, with two useful hallway cupboards. The ground-floor bathroom completes the accommodation on this level and features an electric shower over the bath. Upstairs, the property benefits from a spacious lounge. The double bedroom completes the accommodation. The property benefits from electric storage heating and double glazing throughout. Externally, the rear garden is currently shared between the three properties. There is potential to split the title to allow each property to have its own private garden area. The garden is predominantly laid to lawn and includes established shrubs, hedging and a mature apple tree. Overall, this property presents an excellent opportunity to develop a characterful home into a modern and appealing residence. It would make an ideal purchase for first-time buyers, developers or investors, with the potential to create a desirable home in a convenient High Street location.

- 1 bedroom end terraced house
- Popular village of Tain in Ross and Cromarty
- Garden and on-street parking
- 1 & 2 View Place also available to purchase
- Excellent opportunity for development
- EPC band E



Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles.

Services: Mains electricity, water and drainage.

Council Tax: B

Floor Area: 62m2

Viewing: Don't delay – get in touch with Tailormade Moves today to arrange a viewing

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