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94 Mansfield Estate, Tain, IV19 1JL

Offers Over £85,000

2 2 1







- Attractive two-bedroom end-terrace property.
- Bright and well-maintained accommodation throughout.
- Spacious kitchen with large walk-in pantry.
- Excellent storage throughout.
- Enclosed front and rear gardens.
- Council Tax Band A

This attractive two-bedroom end-terrace property is presented in walk-in condition and offers comfortable, low-maintenance living in a popular residential area of Tain. Ideally suited to first-time buyers, small families or those seeking a ready-to-move-into home, the property is conveniently located within walking distance of the new school campus and health centre, as well as being within easy reach of Tain's shops and local amenities.

The accommodation is bright and well maintained throughout, with carpeting in the main living areas and bedrooms and vinyl flooring in the kitchen, larder and bathroom.

The spacious kitchen/dining room provides ample space for everyday dining and benefits from a large walk-in pantry, offering excellent additional storage. A door from the dining area leads directly to the enclosed rear garden, creating a pleasant space for outdoor dining and relaxation. The comfortable living room enjoys plenty of natural light, while the entrance hall benefits from a generous walk-in storage cupboard, large enough to accommodate a bicycle, pushchair or other household items.

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 views out to sea, adding to the appeal of this charming home. The loft area is partially floored, providing useful additional storage space.

Externally, the property benefits from enclosed front and rear gardens. The front garden is laid to grass with attractive flower beds, while the rear garden is predominantly laid to grass with a slab pathway leading to the garden gate. A useful storage shed with power and lighting is also situated within the rear garden, offering versatile storage space and potential for housing a tumble dryer.

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.

A well-maintained and versatile property offering excellent value, whether as a permanent home or investment opportunity. Its convenient location, attractive garden space and well-presented accommodation make this an appealing property for a variety of purchasers.

To view please contact the selling agent.





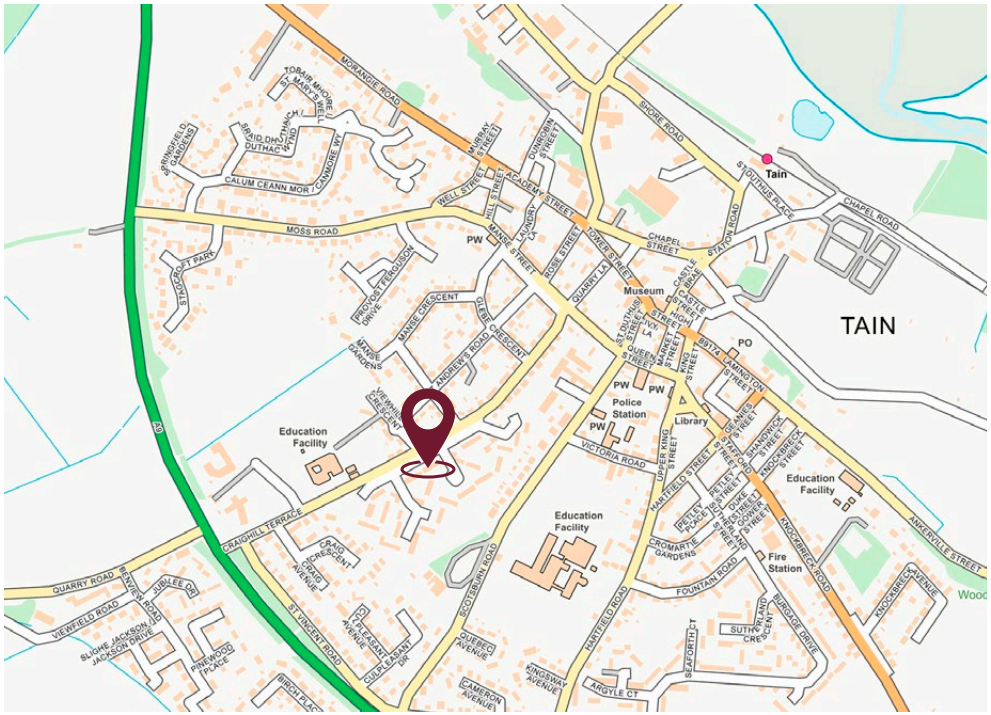


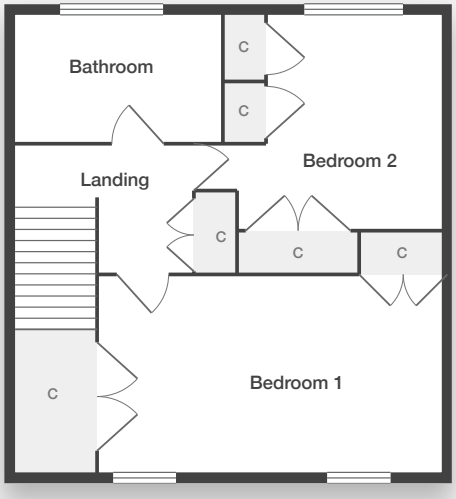




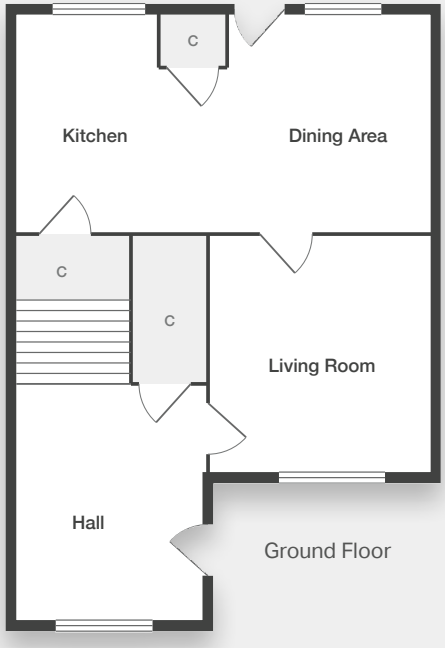


Kitchen	2.89m x 2.97m
Dining Room	2.51m x 2.94m
Living Room	4.12m x 3.51m
Bedroom 1	4.38m x 2.69m
Bedroom 2	2.71m x 3.81m
Bathroom	1.87m x 1.68m





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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