

2 View Place, Ankerville Street, Tain, IV19 1BD

Offers Over
£160,000







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- 4 bedroom mid terrace house in popular village of Tain
- Well proportioned property built in circa 1900
- Numbers 1 & 3 View Place also available to purchase
- Excellent development opportunity
- Garden and on-street parking
- EPC band E









A fantastic opportunity to acquire a characterful mid-terraced house with excellent development potential, ideally situated on Tain High Street. Built in circa 1900, this well-proportioned property is arranged over three floors and offers generous accommodation throughout, making it an ideal opportunity for buyers, or investors seeking a property with scope for improvement and modernisation. The property opens into a welcoming hallway, which benefits from useful under-stair storage and provides access to the main living accommodation. The spacious lounge is a particular feature of the property, benefiting from attractive cornicing and dual-aspect windows which flood the room with natural light. The generously sized kitchen is fitted with attractive country-style cabinetry, with space for a range of freestanding appliances. There is ample room for a large dining table and chairs, making this a practical and sociable family space. On the first floor, there are two well-proportioned bedrooms, both retaining charming cornicing, along with the family bathroom, which is fitted with a bath and overhead electric shower. The second floor provides a further two good-sized bedrooms, offering excellent flexibility for families and home working. The property benefits from air-source heating and double glazing throughout. Externally, the rear garden is currently shared between the three properties. There is potential, subject to the necessary consents and title arrangements, to split the title and create a private garden area for each property. The garden is predominantly laid to lawn and features established shrubs and hedging. Overall, this is an exciting opportunity to acquire a substantial and characterful home in a convenient High Street location, with genuine scope to modernise and enhance the property to create a highly desirable residence.

Location: Tain is an historic Highland town and Scotland's oldest Royal Burgh, with its Royal Charter dating back to 1066. Steeped in history and character, the town enjoys a picturesque setting in Easter Ross and provides an excellent base from which to explore the spectacular scenery of the Highlands. The property is particularly well positioned, situated just off Tain High Street and within easy reach of the town centre and its range of local amenities. Tain offers a good selection of independent shops, cafés, restaurants, supermarkets and everyday services, together with schooling at the new Tain campus and a variety of community facilities. The town also benefits from its own railway station, providing connections towards Inverness and northwards through the Highlands, while the A9 offers convenient road access to the wider region. Tain's historic character is complemented by its beautiful surrounding landscape. The town lies close to the Dornoch Firth and is ideally placed for enjoying the area's beaches, woodland, countryside and coastal scenery. The surrounding area offers excellent opportunities for walking, cycling, wildlife watching, golf and a wide range of outdoor pursuits.

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

Services: Mains electricity, water and drainage. Air source heating,

Council Tax: Band D

Tenure: Freehold.

Floor area: 136m2

Entry: By mutual agreement.

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

Lounge
14'11" x 12'5" (4.57 x 3.81)

Kitchen
14'3" x 14'4" (4.36 x 4.37)

Principle Bedroom
14'8" x 14'9" (4.49 x 4.50)

Bedroom 2
15'3" x 12'7" (4.66 x 3.85)

Bedroom 3
14'8" x 9'6" (4.48 x 2.91)

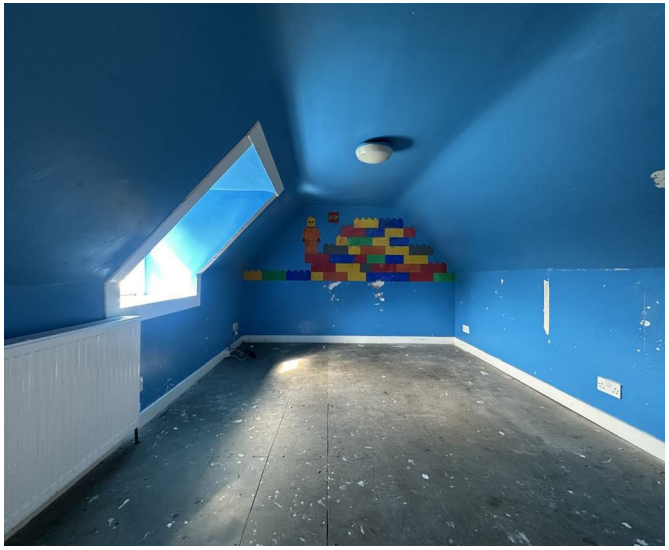
Bedroom 4
9'6" x 9'6" (2.91 x 2.91)

Bathroom
7'3" x 5'10" (2.23 x 1.78)













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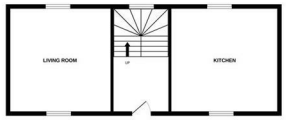
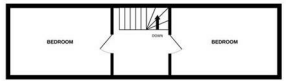
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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