

73 Seaforth Road, Tain, Ross-Shire IV19 1DS

Offers Over £130,000





Spacious mid-terrace property, quietly situated in a popular housing development. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, 3 Bedrooms, Shower wet room and WC. Air Source central heating and double glazed throughout with solar panels also helping to provide hot water. Enclosed front and rear low maintenance gardens with ramped access to the front door. The accommodation is found in walk-in condition with spacious rooms and generous storage. Ideal property for first-time buyers, down-sizers or a young family. 73 Seaforth Road is within walking distance of shops, schools and transport links. Viewing is highly recommended.

Tain is Scotland's oldest Royal Burgh and is on the route of famous NC500 scenic drive around the north Highlands. 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. 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.



Entrance Vestibule: 0.90m x 1.46m

Ramped access, with automatic security light, leads to the Upvc front door which opens to the vestibule. Generous storage cupboard with automatic light, provides excellent storage. 15-pane glazed door to hall.

Hall:

Spacious hall which leads through the property to the rear door. Large area under the stairs which could be ideal for a mini-office or additional storage. large cupboard with shelving and fuses. External door to rear garden. Radiator.

Cloakroom: 1.47m x 0.84m

Practical room with WC and wash hand basin. Tiled floor and walls. Extractor fan and window to the rear.

Kitchen/Diner: 3.63m x 2.66m

Bright room with windows to the rear. Floor and wall mounted units provide ample storage and food surfaces with matching upstands. Modern extractor fan. Large hatch opens through to the living room. Double sink with mixer tap. Space for informal dining. Practical shelved pantry cupboard with light. Further generous cupboard offers additional storage and currently stores Beko Fridge/ Freezer. Baumatic freezer and Beko washing machine. Kendal electric oven and hob with extractor hood over. Radiator.

Living Room: 5.05m x 4.40m

Bright and spacious room with picture window to the front overlooking the garden. Hatch through to the kitchen. Two radiators.

Stairs, with automatic illuminated bannister, lead to the first floor landing. Access hatch to loft. Extensive walk-in cupboard provides generous storage.

Shower Room: 2.70m x 1.70m

Entered via a sliding door from the upper landing. Set up as a wet room comprising WC, wash hand basin and easy access shower with electric Mira Advance shower. Extractor fan and window to rear. Dimplex wall fan heater.

Bedroom 1: 3.60m x 3.55m

Spacious room with window to the rear. Radiator.

Bedroom 2: 3.55m x 3.22m

Further double bedroom with window overlooking the garden to the front. Radiator.

Bedroom 3: 4.15m x 2.73m

Large, light room with window to the front. Radiator.

Garden:

The fully fenced front garden is laid to gravel for low maintenance with a ramp to the front door. The enclosed rear garden is also low maintenance and laid to gravel. Large storage shed ideal for outdoor gear. Washing line. Rear access to Seaforth Court and a private parking space. External lighting. Close to a small playpark.

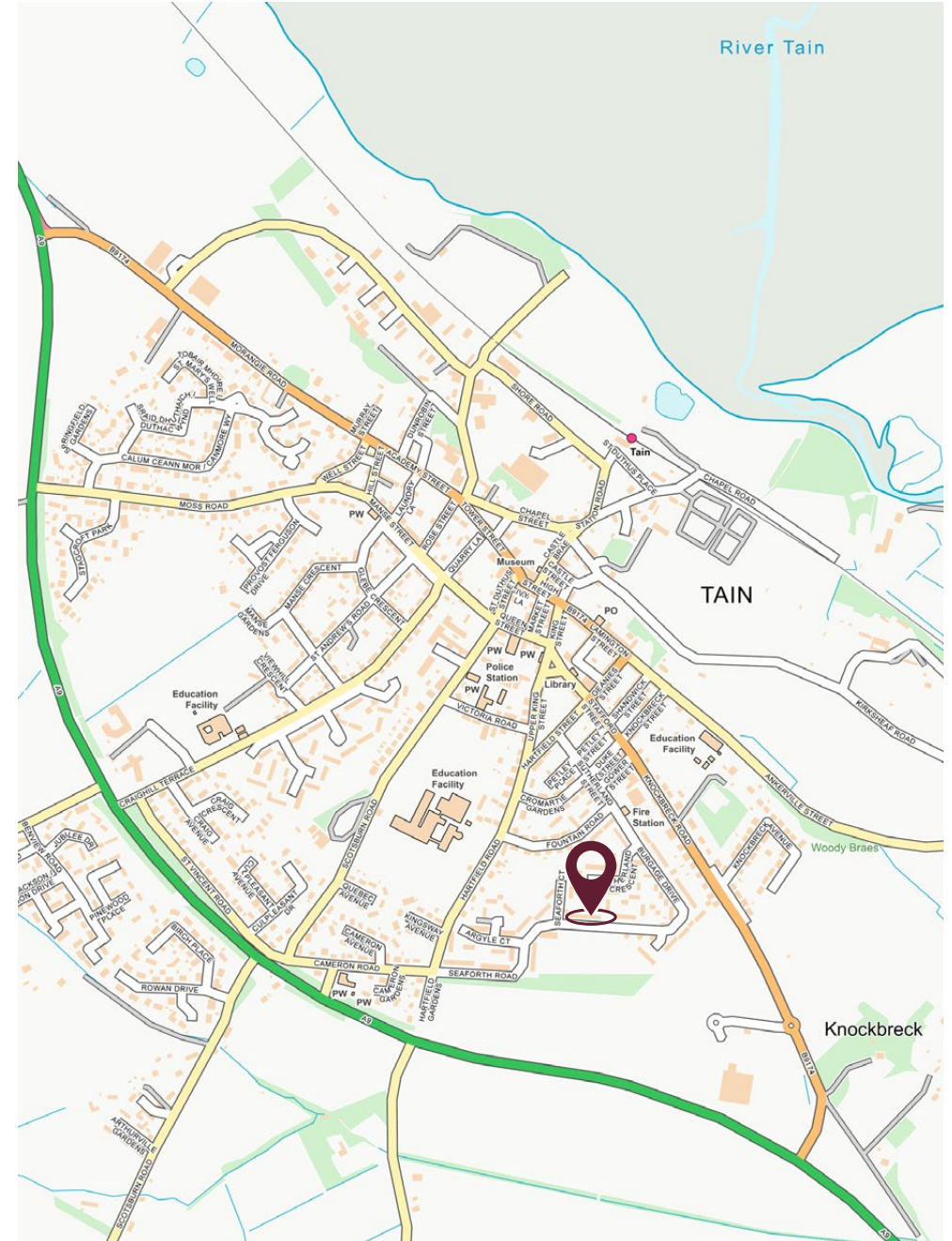
Viewing:

Please contact the Selling Agents

EPC Rating: C







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