





Walk-in ground floor apartment, centrally located in a small private development in Tain. Accommodation comprises: Hall, Kitchen, Living Room, Bathroom and 2 Bedrooms. Ideal for the first-time buyer or as an investment. The flat has been maintained to a high standard, with double glazing and electric heating. Both bedrooms have new carpets. There are numerous telephone and power points and the property is wired to allow satellite television reception in the living room and bedrooms. The flat is in a block of four with a carpeted communal entrance hall. Communal drying green and grassed area to the rear.

5 Miller Court is situated about 2 minutes from the High Street in Tain, Scotland's oldest Royal Burgh. 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 mobile bank. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route. 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.



Hall: *2.27m x 1.15m and thereafter 2.99m x 0.97m*

The layout comprises bedrooms to the rear, with the living room to the front. Large storage cupboard stores the hot water tank. Further generous cupboard contains the electric meter and fuses.

Living Room: *5.44m x 3.51m*

Spacious double aspect room with large window to the front and two further windows to the side. Dimplex Quantum radiator and feature coved ceiling.

Kitchen: *2.84m x 2.41m*

Modern fitted kitchen with attractive base and wall units. Laminate surfaces provide excellent work surfaces Tiled splashbacks and stainless steel sink/drain. Fitted Hotpoint oven and electric hob with extractor hood over. Logik washing machine, fridge/freezer and Indesit dishwasher. Extractor fan. Dimplex fan heater.

Living Room: *5.44m x 3.51m*

Spacious light room with large window to the front and two further windows to the side. Dimplex radiator and coved ceiling.



Bedroom 1: *3.49m x 2.99m*

Good-sized double bedroom at the rear complete with mirror-fronted wardrobe with sliding doors, hanging rails and shelving providing excellent storage. Dimplex heater. New carpet.

Bedroom 2: *3.02m x 2.41m*

Also situated to the rear with Dimplex heater and mirrored double wardrobe with hanging rail and top shelf. New carpet.

Bathroom: *2.40m x 1.73m*

Tiled Bathroom fitted with a white designer suite including WC, wash hand basin and bath with electric shower over and retractable glass enclosure.



Externally

Private residential parking and common use of a neat and tidy drying green and grassed area to the rear. Private wooden shed, ideal for storage of outdoor equipment.

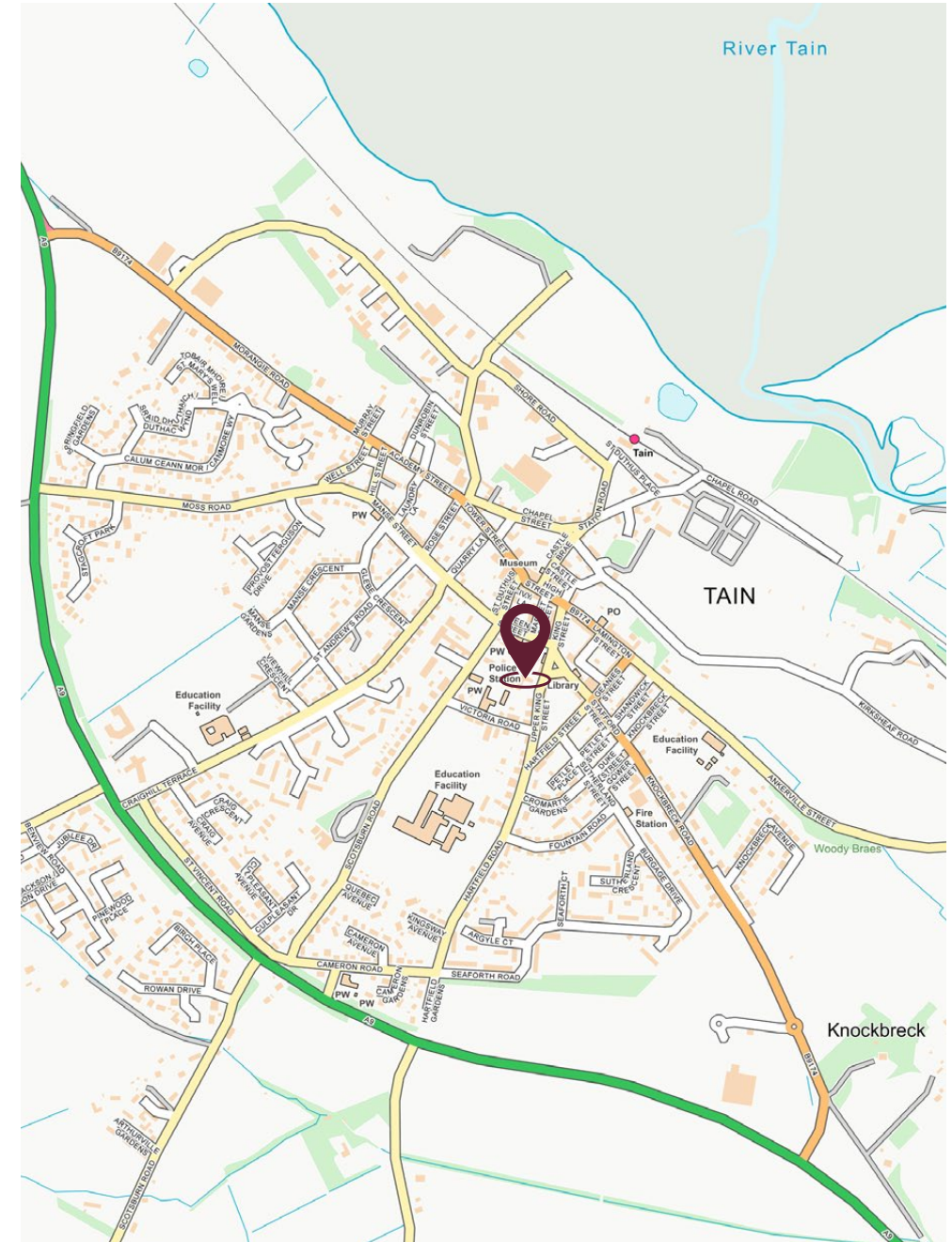
Viewing:

Please contact the Selling Agents.

Factoring charge

Estimated at around £15-£20 per month.

EPC Rating: C



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