

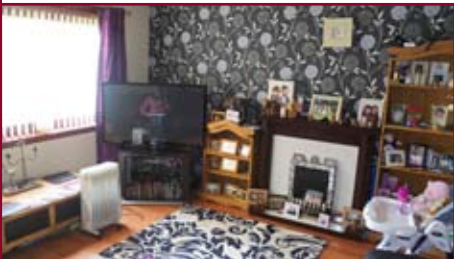
# MACKENZIE & CORMACK

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## 15 SUTHERLAND CRESCENT TAIN, ROSS-SHIRE IV19 1DR

OFFERS OVER £110,000

Spacious semi-detached property located in a popular residential cul-de-sac in the town of Tain. Accommodation: Hall, Living Room, Kitchen/Diner, Cloakroom, 3 Bedrooms and Bathroom. Excellent for use as a family home or potential buy-to-let investment. Double glazing and electric central heating throughout. Front and rear gardens. Off-street parking.

HSPC Ref: MK04/45362

NIGEL D JONES LLB (HONS) DIP LP NP  
IAIN MCINTOSH LLB (HONS) DIP LP NP



The location of the property provides easy access to the A9 for travelling north or south. The High Street in Tain is approximately 5 minutes walk away where shops, cafes, restaurants and banking services can be found. The town has all four major banks, a medical practice, primary and secondary education, golf club and hotels. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. 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:** 1.66m x 6.42m

Welcoming hall, from front door to back door, giving access to all ground floor accommodation. Two storage cupboards with hanging rails and shelves. Laminate flooring. Spot lights. Under stair space ideal for storage. Radiator.

**Living Room:** 4.23m x 4.84m (at widest)

15-pane glazed door opens to a spacious room with two large windows to the front. Laminate flooring. Spotlights. Modern décor. Radiator.



**Kitchen/Diner:** 2.68m x 4.32m

Spacious kitchen entered via 15-pane glazed door. Vinyl flooring. Large window overlooking the rear garden. Spotlights. Wall and floor mounted units with ample work surfaces. Beko electric oven, washing machine, White Knight tumble dryer and Hotpoint fridge/freezer are all included. Space for informal dining. Pantry cupboard with shelf. Floating shelves on kitchen wall. Radiator.



**Cloakroom:** 0.71m x 1.69m

Comprises WC and wash hand basin. Glazed window with vent to rear. Vinyl flooring. Shelf.

Staircase lead up to the upper landing providing access to all first floor rooms. Access hatch to loft space. Radiator.

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.



**Bedroom 1:** 3.48m x 4.40m (at widest)

Generous room with space for bedroom units. Large window looking to rear garden. Laminate flooring. Shelves. Radiator.

**Bedroom 2:** 3.28m x 4.14m (at widest)

Large room with window looking to front garden. Space for bedroom units. Radiator.



**Bedroom 3:** 3.16m x 3.51m (at widest)

Large window looking to front. Radiator. Space for bedroom units.



**Bathroom:** 1.73m x 1.36m

Comprises WC, wash hand basin, Jacuzzi bath with Triton Zanti electric shower above. Wet wall around bath. Dimplex wall heater. Extractor fan. Window to rear.

**Garden:**

The front garden is mainly laid to grass. Wooden picket fence. Slabbed driveway/car space and path to front doorway. Rear garden is mainly laid to gravel. Wooden kennel run. Wooden children's play park area. Paved path to rear garden gate providing access to communal green area. Wooden garden shed. Whirlygig.



**Viewing:**

Please contact Mr & Mrs Kidd on 07510379515