

MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

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I GEANIES STREET TAIN, ROSS-SHIRE IV19 1BB

OFFERS OVER £65,000

Traditional terraced 2-storey house in the centre of the conservation area of Tain. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, Rear Porch, 2 Bedrooms, Box Room and Shower Room. Electric storage heating and secondary double glazing. The property requires some modernisation and upgrading. Original features. Situated at the end of Tain's main street just steps from shops, cafes and banks. Ideal for those looking to enjoy the amenities that Tain has to offer and would make an excellent buy-to-let investment or first property. Within walking distance of schools and parks. All blinds, curtains and floor coverings are included.

HSPC Ref: MK04/45444

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



Tain offers all the normal banking, professional and medical services as well as a host of shops, cafes and restaurants. Excellent opportunity for outdoor pursuits such as fishing, walking, golfing and sailing. Tain also has tennis, bowling, swimming as well as an astro turf pitch and gym. The city of Inverness is 30 miles south and within easy commuting distance by car, bus or train.

Entrance Vestibule:

Entered via wooden storm doors. Glazed door to hall.

Hall:

Welcoming hall with kitchen/diner on left, living room on the right and stairs ahead. Large under-stair cupboard offers good storage. Dimplex storage heater and smoke alarm. Cupboard with fuses and meters.

Living Room: 4.24m x 2.45m

With window to the front. Two shelved cupboards. Dimplex storage heater.

Kitchen/Diner: 4.16m x 4.00m

Spacious room with window to the front. Floor and wall mounted units. Extractor hood, Zenith electric oven, fridge, Candy dishwasher and LG washing machine are all included. Stainless steel sink/drainer and tiled splashback. Shelved alcove. Laminate flooring. Dimplex storage heater. Door to rear porch.

Rear Porch:

With door to garden.

Shower Room: 2.65m x 1.28m

With WC, wash hand basin and double shower enclosure with electric Mira sport shower. Ladder-style towel radiator. Two mirrors, shaver light and extractor fan. Slate flooring. Fitted cabinet.



Stairs with an open wooden balustrade and feature stained glass window at mid-height lead up to the first floor landing. Smoke alarm.

Bedroom 1: 4.39m x 4.09m

Large double aspect room with windows to the front and side. Views over the Dornoch Firth to Sutherland. Original press with hooks, shelf and rail. Original coving. Dimplex storage heater.

Bedroom 2: 4.39m x 3.57m

With window to the front. Shelved cupboard stores the hot water tank. Dimplex storage heater.

Box Room: 2.68m x 1.52m

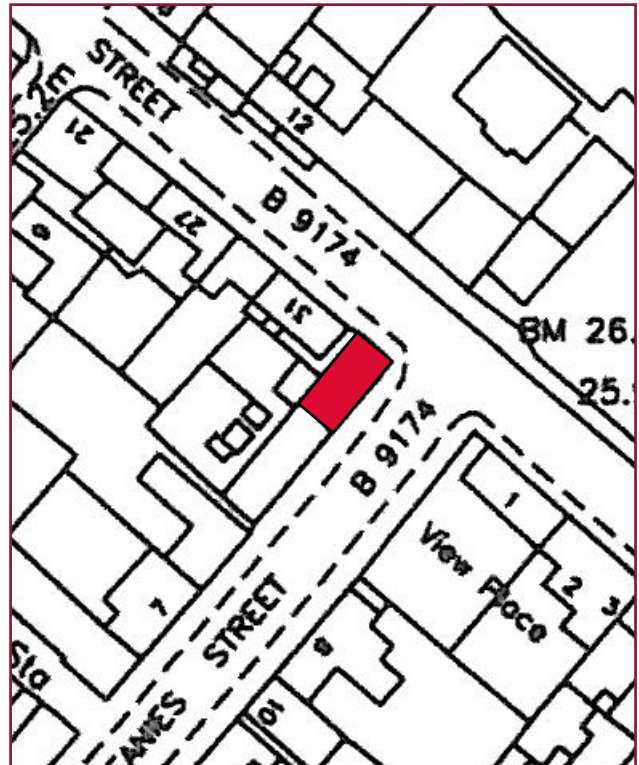
light room with window to the front. Could be ideal study, office or nursery. Dimplex storage heater. Access hatch to the attic.

Garden:

Private enclosed garden found to the rear. Laid to grass. Large shed.

Viewing:

Please contact 01862 821531 or 07588699096



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.

