



Harper
Macleod LLP

6 Craig Crescent, Tain IV19 1JW
Offers Over £195,000

A superb opportunity to purchase a unique spacious detached family home situated in a quiet cul-de-sac. The property is well maintained and has been extended and finished to an excellent standard. This home is in immaculate order and viewing is highly recommended.

The property is conveniently located just off the A9 and is within walking distance of the Asda Superstore and the Town Centre. Craighill Primary School and Tain Royal Academy are located nearby.

Tain is the oldest Royal Burgh in Scotland and is situated on the south shore of the Dornoch Firth and is approximately 35 miles north from the City of Inverness.

Accommodation:-

Hallway

The front door opens into the hallway. There are doors to the lounge, kitchen, 3 bedrooms and bathroom. There are two storage cupboards and a walk-in pantry with light. Smoke alarm. Hatch to roof space. Carpet.

Lounge 7.88m x 3.58m (25'10" x 11'9") at widest point.
Double aspect to front and rear. Wooden fire surround with living flame gas fire and marble hearth. Under stairs cupboard. Wall lights. Carpet.

Sun lounge 3.51m x 3.54m (11'6" x 11'7")
Windows to front, side and rear. Tongue and groove ceiling. Carpet.







Kitchen/dining area

4.04m x 3.59m (13'3" x 11'9")

Window to rear. Wall and base units with worktop. Stainless steel sink. Electric cooker. Spotlights. Pendant lights. Vinyl flooring.

Utility room

1.95m x 1.51m (6'5" x 4'11")

Door to rear. Work top. Plumbing for washing machine. Vent. Vinyl flooring.

Bathroom

2.09m x 1.84m (6'10" x 6')

Window to front. White WC, wash hand basin and bath. Dedo rail with wood panelling. Tiling around bath. Walk-in shower with Mira Advance electric shower. Vinyl flooring.

Bedroom 1

3.01m x 3.18m (9'10" x 10'5")

Window to rear. Double fitted wardrobe. Carpet.

Bedroom 2

3.30m x 3.04m (10'9" x 10')

Window to front. Double fitted wardrobe. Carpet.

Bedroom 3

2.19m x 2.82m (7'2" x 9'3")

Window to front. Double fitted wardrobe. Carpet.

First floor:-

The staircase leads to the first floor hallway with doors leading to bedroom 4/family room and master bedroom. Smoke alarm. Carpet.







Bedroom 4/family room 5.50m x 3.56m (18' x 11'8")

Window to rear. Two double fitted wardrobes. Carpet.

Master bedroom 4.00m x 3.79m (13'1" x 12'5")

Triple fitted wardrobes. Window to rear. Carpet.

En-suite shower room 1.65m x 2.77m (5'5" x 9' 1")

Window to rear. White WC and wash hand basin with wet wall trim. Corner shower cubicle with wet wall and mains shower. Recessed cupboard with shelves under window. Door opening into the roof space which is floored with power and light. Spotlights. Vinyl flooring.

Outside:

There is a sweeping gravelled driveway to the front of the house providing ample parking for several cars.

The private gardens to the front, side and rear are laid to lawn with mature hedges, shrubs and trees. Patio area to the rear. Rotary clothes dryer. Outside tap and electricity point.

Outbuildings

There is a garden shed and a workshop which has power and light.

Services

Mains water, electricity and drainage.

LPG central heating. Double glazing throughout. BT and Sky.

Extras

All fitted floor coverings, blinds, curtains and cooker are included in the sale price.

Council Tax Band

E

EPC Rating

F

Price:

Offers Over £195,000

For further details and an appointment to view please telephone Harper Macleod LLP on 01463 795006.





The above particulars, although believed to be correct, are not guaranteed and any measurements stated therein are approximate only. The plans on these particulars are for demonstration purposes only and the exact extent of land included in any sale will be subject to final approval by the sellers. The mention of any appliances and/or services does not imply that they are in full and efficient working order.

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