

MACKENZIE & CORMACK

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3 ARDROSS TERRACE TAIN, ROSS-SHIRE IV19 1HL

OFFERS OVER £95,000

Rare opportunity to purchase a traditional mid-terrace cottage in a quiet street close to the centre of Tain. Accommodation: Entrance Porch, Living Room, Kitchen, 2 Bedrooms and Shower Room. Double glazed and electric heating. This light and well presented cottage benefits from a garden with a shed and a garage. It is an excellent purchase for first-time-buyer, down-sizer, holiday home or as an investment for buy-to-let. All floor coverings, white goods, blinds and curtains are included.

HSPC Ref: MK04/54263

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 a 2 minute walk away where shops, cafes, restaurants and banking services can be found. The town has Asda, Tesco, Lidl and Co-operative supermarkets, a medical practice, primary and secondary education, golf club, tennis club, a highly acclaimed new gym and hotels. 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 Porch: 1.64m x 0.98m

Entered via double doors with frosted glass and a window to both sides.



Living Room: 4.89m x 3.92m

Entered via a glazed door. Cosy room with two deep silled windows to the front. Electric fireplace with feature stone surround and a storage space on the right side. Electric heater and smoke alarm. Stairs leading to the first floor accommodation and double folding doors give access to the kitchen.

Kitchen: 3.93m x 1.75m

Light room with white wall and floor units. A Velux window floods the kitchen with natural light. The worktop provides ample space for food preparation. Stainless steel sink and drainer. Electric hob and double oven and washing machine. A practical storage cupboard houses the dryer and fridge/freezer, which are included in the sale.



Stairs with open wooden balustrade lead to the upper landing. At the top of the stairs is an airing cupboard which houses the hot water tank. The landing is accessed via a door and has a glassed partition to retain the warmth from the living room. Electric radiator and smoke alarm. Built in cupboard.

Bedroom 1: 4.10m x 2.37m

Light and bright bedroom with window to the front.

Bedroom 2: 2.68m (at widest) x 1.53m

L-shaped single bedroom with window to front. Large cupboard with top shelf and hanging rail.

Shower Room: 2.61m x 1.61m

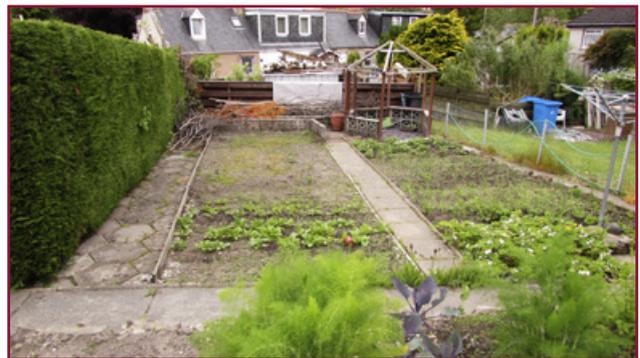
Fresh room with white WC, wash hand basin, electric towel rail and electric radiator. The newly installed shower has wet wall and



Mira Advance electric shower. Window to the rear and cabinet with mirror for storing toiletries. Extractor fan.

Garden Ground:

The garden and garage are found across the Terrace via a shared access. The garden is currently used to grow vegetables but, when laid to grass, could be made into a playing area or sheltered area for outdoor socialising. The garage (5.22m x 3.32m) has a concrete floor, up-and-over door with a further door and window to side, light and power. There is also a wooden garden shed for storing furniture or garden tools.



Viewing:

Please contact the Selling Agents.

EPC: E

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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.