

MACKENZIE & CORMACK

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5 QUARRY LANE, TAIN, ROSS-SHIRE, IV19 1EN

OFFERS OVER £137,500

Rare opportunity to purchase a traditional detached stone property in a quiet lane close to the centre of the historic town of Tain. Accommodation: Entrance Hall, Living Room, Kitchen/Diner, 3 Bedrooms, Wet Room and Shower Room. Double glazed, oil fired central heating and multi fuel stove. This property benefits from a private, enclosed garden area, and shed to the rear.

HSPC Ref: MK04/56733

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



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 Hall: 1.00m x 1.13m

Entered via partially glazed door with a glazed panel door leading through to the Living Room. Cupboard housing electric meter.

Living Room: 5.45m x 4.05m

Cosy room with deep silled window to the front and large bay window to the side, offering access to outdoor decking area. Multi fuel stove with surround. Wooden floor with feature tiles. Radiator. Shelved Cupboard.

Kitchen/Diner: 4.40m x 2.47m

Glazed panelled door leads through from Living Room. Floor and wall mounted units with integrated washing machine and electric oven and hob with hood. Hidden storage behind the feature wooden panelling houses the fridge. Informal dining area with deep set window to rear and storage space below. Radiator.



Bedroom 1: 3.91m x 3.11m

Light bedroom with frosted window to side and partially glazed door leading to outside area. Space for free standing furniture and double sliding doors leading to en-suite wet room. Radiator.



Wet Room: 2.99m x 2.51m

Spacious room with Mira electric shower, W.C and wash hand basin. Frosted window to side. Radiator.



Stairs with Velux window above, leading to the upper landing. Radiator.

Bedroom 2: 3.63m x 2.64m

Deep silled window overlooking garden area. Built-in wardrobes offering shelved and hanging space. Radiator.

Bedroom 3: 3.71m x 2.54m

Built in cupboard with hanging rail and top shelf. Deep silled window offering views across the Dornoch Firth. Radiator.

Shower Room: 2.97m x 1.40m

Mira electric shower, W.C and wash hand basin. Frosted window to front of property. Radiator.

Garden Ground:

A high walled garden area offers a sheltered private outdoor space. This has been decked providing a sociable area to entertain. To the rear of the property there is a garden shed.



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.