

MACKENZIE & CORMACK

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2 MORANGIE COTTAGES, MORANGIE, TAIN, ROSS-SHIRE IV19 1PZ

FIXED PRICE £105,000

Superb opportunity to purchase a traditional mid-terrace cottage situated on the edge of the historic town of Tain. Accommodation: Entrance Hall, Living Room, Kitchen, Utility Room, 2 Bedrooms and Bathroom. This neat cottage is full of character and has attractive views to the rear to the Sutherland Hills and to the front over Morangie Forest. DG and oil central heating. New carpet in living room and hall. The property benefits from front and rear gardens, and parking. Ideal for first time buyers, downsizers or investors.

HSPC Ref: MK04/58238

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. Tain is Scotland's oldest Royal Burgh and is on the route of famous North Coast 500 scenic drive around the north Highlands and home to the famous Glenmorangie Distillery. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. 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: 1.44m x 1.03m

One enters the property through a partially glazed UPVC front door. The hall has coat hooks, tiled floor and storage cupboard storing the fuse box and meters. View over the garden to the forest.

Bedroom 1: 3.56m (w) x 2.30m

With window to the front enjoying views over surrounding farmland and forestry. This light bedroom has a nook ideal for storing a wardrobe or chest of drawers. Radiator.



Living Room: 4.25m x 3.55m

Situated to the front of the property with two windows with deep sills overlooking the garden and beyond. Feature fireplace with tiled hearth and wooden mantel. Fitted shelf and picture rail. Radiator.

Door to internal hall which provides access to further accommodation. Radiator.

Bedroom 2: 3.20m x 3.01m

Situated at the rear of the house looking to the Sutherland Hills. Double wardrobe with sliding doors. Radiator.

Kitchen: 2.55m x 3.07m

Situated at the rear with views over the garden to the Sutherland hills. Fully fitted kitchen with modern wall and base units complimented by laminate worktops. Linoleum floor. Lighting by spotlights. Electric cooker and Bush fridge/freezer included and there is also an integral dishwasher. Extractor hood over the cooker. 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.

Bathroom: 3.61m x 1.90m

Bright room with window to the rear. With three piece suite comprising bath with electric Triton shower over, wash hand basin and WC. Wet-wall panelling. Airing cupboard with shelf stores the hot water tank. Fitted towel rail and glass medicine cabinet. Lighting by halogen spotlights. Extractor fan. Radiator.



Utility Room: 2.40m x 1.66m

Practical room with window overlooking the rear and door to the garden. Bush washing machine and vented for tumble dryer. Linoleum floor. Hatch to partially floored loft.

Gardens:

The property enjoys gardens to the front and rear. The rear garden is an area of lawn bordered with shrubs and bushes. Gate to the rear. Patio area to the side. The front garden has a gated parking space and gravel drive, further private parking beside the outbuildings. Mainly laid to grass with conifer hedge on one side. Whirligig. Sheltered with views over surrounding farmland and Morangie Forest. An ideal spot for outdoor dining. Outside tap and lights.



Outbuildings:

The property has two stone outbuildings with power & light. One is a wood/coal store and the other is a larger workshop

Viewing:

Please contact the Selling Agents

EPC Rating: D