

MACKENZIE & CORMACK

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9 HARTFIELD STREET, TAIN, ROSS-SHIRE IV19 1DH

OFFERS OVER £195,000

Superb opportunity to purchase a semi-detached townhouse ideally located close to the centre of the popular town of Tain, within walking distance of all local amenities and schools. Accommodation: Hall, Living/Dining Room, Kitchen, Cloakroom, Rear Hall, 3 Bedrooms and Bathroom. This traditional property boasts oil CH and DG throughout. The accommodation is well laid out with traditional deep silled windows. There is a large garden to the rear of the property. Many of the rooms are double aspect making it feel bright and airy. This property would make a lovely family home. Furniture available via separate negotiation.

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 step away. Tain is Scotland's oldest Royal Burgh and is on the route of famous NC500 scenic drive around the north Highlands. 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.

Hall:

Entered via a Upvc door with glazed panels that bring light into the hall. Large under-stair cupboard provides ample storage. Smoke alarm and coat hooks. Radiator.

Living/Dining Room: 7.40m x 4.16m

Extremely spacious and bright double aspect room. Window to the front and further large picture window comprising most of the rear wall with views to the garden. Two radiators and laminate flooring. The original chimney has been capped but could be reinstated. Ample space for dining if desired.

Rear Hall:

With access to cloakroom, kitchen and a glazed door opens to the garden. Tongue and groove detailing to half-height. Fuse box and coat hooks. Radiator.

Cloakroom: 1.78m x 1.00m

Practical room with WC and wash hand basin. Window to the rear. Radiator, coat hooks, shelving and shaver-light.

Kitchen: 3.32m x 2.79m

Light room with large window overlooking the garden. Floor and wall mounted units provide plenty of storage and ample work surfaces. Stainless steel sink and drainer. Beko washing machine, electric cooker and Kenwood fridge/freezer are included.

Bedroom 1: 2.94m x 4.00m

Practical ground floor bedroom which could also be used as an office, study or snug. Window to front. Two alcoves provide practical shelving and cupboard storage space. Radiator.

Stairs curve up from the hall to the upper landing where a large window to the rear allows light to flood in.

Bedroom 2: 4.15m x 2.51m

Double aspect room with windows to front and rear. Shelled cupboard houses the hot water tank. Access to loft space. Radiator.

Bedroom 3: 4.22m x 3.66m

Generously proportioned room with windows to front and rear. Two display alcoves. Radiator.

Bathroom: 2.33m x 1.38m

Fresh room with WC, wash hand basin and bath with electric Triton shower over. Window to the front. Tiled splashbacks. Radiator.

Garden:

Spacious rear garden mainly laid to grass. Large decked area, ideal for outdoor socialising. Two wooden sheds offer ample storage. Log stores, A block shed houses the boiler. Access is available via the side of the property. External lights.

Viewing:

Please contact the Selling Agents.

EPC Rating: E



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