

# MACKENZIE & CORMACK

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## 30 FOUNTAIN ROAD, TAIN, ROSS-SHIRE IV19 1DA

OFFERS OVER £110,000

Excellent opportunity to purchase a mid-terrace house close to the centre of Tain. Accommodation: Hall, Living Room, Kitchen/Diner, 3 Bedrooms, Bathroom and WC. The property benefits from good storage and a spacious kitchen/diner. Double glazed and oil heating. Garden ground to the front and enclosed courtyard to the rear. The property would make an excellent buy-to-let investment or first property.

NIGEL D JONES LLB (HONS) DIP LP NP  
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Tain is Scotland's oldest Royal Burgh and is on the route of famous North Coast 500 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:** 4.03m x 1.71m

Welcoming hall featuring large, shelved cupboard offering plenty of storage space. Radiator.

**Living Room:** 3.56m x 4.31m

Bright room with patio doors overlooking the front garden. Glazed door to the kitchen/diner. Radiator

**Kitchen/Diner:** 5.36m x 3.85m

Spacious kitchen/diner with ample room for informal dining. Floor and wall mounted units. 1½ stainless steel sink and drainer. Tiled splashbacks. Integrated electric cooker and hob with extractor hood. Plumbed for washing machine. Window to the rear. Radiator. Patio doors open to the rear.

**WC:** 0.79m x 1.86m

Situated just opposite the front door. WC and wash hand basin with small window facing the front.

Stairs from the hall lead to the upper landing. Fitted double linen closet offering additional storage space. Access hatch to the loft space.

**Bedroom 1:** 3.61m x 3.35m

Light bedroom with window to the rear. Fitted double wardrobe with shelving and hanging rail offering plenty of storage. Two single storage cupboards. Radiator.

**Bedroom 2:** 3.72m x 2.70m

Another good-sized room with fitted double wardrobe with shelving. Window to the front. Radiator.

**Bedroom 3:** 2.71m x 2.56m

Window overlooking the front. Laminate flooring. Radiator.

**Bathroom:** 2.58m x 1.89m

With 3-piece bathroom suite comprising WC, wash hand basin and bath with electric shower over. Tiled round bath and sink area. Window to the rear. Extractor fan and radiator.

**Patio:**

Courtyard features a whirligig and a small concrete storage area. Oil tank.

**Front Garden**

The property benefits from garden area to the front with plants and shrubs. Slabbed patio area overlooks the garden.

**Viewing:**

Please contact the Selling Agents

**EPC Rating:** D

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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.

