

MACKENZIE & CORMACK

SOLICITORS, ESTATE AGENTS & NOTARIES PUBLIC

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6 ST VINCENT ROAD, TAIN, ROSS-SHIRE IV19 1JR

OFFERS OVER £220,000

Immaculate detached bungalow in a popular residential area in the historic Highland town of Tain. Accommodation: Entrance Vestibule, Hall, Living Room, Dining Room, Kitchen, Rear Vestibule, 3 Bedrooms, Shower Room and WC. Walk-in with spacious accommodation, bright rooms and excellent storage. The property benefits from double glazing and newly installed hot water system and electric heating throughout. Situated in a good sized plot with established front and rear gardens. Detached garage with new remote control door and generous driveway parking. Close to schools and forest trails.

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



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.

Entrance Vestibule: 1.50m x 0.97m

Ramped access leads to the UPVC front door with stained glass panel and further glazed side panel to the side. Light vestibule with glazed door to hall.

Hall:

Provides access to all accommodation. Shelved cupboard. Large double cupboard and further shelved airing cupboard. Access hatch to attic. Rointe heater.

Living Room: 4.00m x 3.23m

Spacious double-aspect room with large picture window to front and window to the rear. Rointe heater.

Dining Room: 4.10m x 3.00m

Light double-aspect room with window to rear and French doors to the patio. Could also be used as a family room. Rointe heater.

WC: 2.13m x 0.95m

Window to the front. WC and wash hand basin. Tiled to half-height.

Kitchen: 3.30m x 3.08m

Bright kitchen with window overlooking the rear garden. Range of wall and floor units with display cupboards and drawer storage. Generous worktop space and tiled splashbacks. 1 1/2 sink/drainers with mixer tap. Gas cooker, Beko fridge and Whirlpool washing machine all included. Extractor hood. Feature tongue & groove ceiling. Rointe heater.

Rear Vestibule: 1.70m x 1.70m

Practical room off the kitchen. Window to rear and external door to the garden.

Bedroom 1: 4.00m x 3.23m

Spacious room with window overlooking the rear garden. Fitted double wardrobe. Rointe heater. Newly Carpeted.

Bedroom 2: 4.00m x 3.00m

Bright room with window to front. Double wardrobe with hanging rail and top shelf. Rointe heater.

Bedroom 3: 3.10m x 2.90m

Currently used as a home office. Window to front. Fitted cupboard. Rointe heater.

Shower Room: 2.31m x 1.58m

With white suite comprising WC, vanity wash hand basin and shower with wet wall panels and electric Mira Go shower. Window to rear. Tiled to half-height. Shelved cupboard stores the new hot water tank. Towel radiator.

Garage:

A gravel driveway with parking for a number of cars, leads up to the detached garage. The garage has newly installed electric power, light and a concrete floor. Remote control up-and-over door, pedestrian door to side and window to rear.

Garden

The neat front garden has an area of lawn with well-maintained flower borders. A ramped path leads up to the front door and there is a path round the side of the house. The rear garden has primarily been laid to grass with well-stocked flower borders. Sheltered paved patio. Greenhouse, washing poles and whirligig. External lighting and tap.

Viewing:

Please contact Clara Plowman on 01862 893093 or Iain Thomson on 07771870772

EPC Rating: F

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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.