



Residential Property

41 High Street, Tain

Georgesons
Estate Agents



The Property

This two bedroom, two storey flat is centrally located in the conservation area of the popular town of Tain, close to all local amenities, primary and secondary schools. The front facing windows overlook the Rose Garden and have views to the Sutherland Hills. In good decorative order, the accommodation comprises lounge, kitchen, dining room/third bedroom, two double bedrooms and bathroom. The property benefits from newly installed Total Control central heating and has sash and case double glazed wooden windows throughout. There is a public car park to the rear of the building. Ideal for the first time buyer or as a buy-to-let investment.

The Area

Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. The town has several attractions such as Tain Tolbooth and St Duthus Collegiate Church and also boasts a local history museum, Tain Through Time, and the Glenmorangie Distillery. The High Street in Tain is steps away, where the professional, medical and banking services can be found. The town has two major banks, post office, a medical practice, Lidl, Co-op, ASDA, Tesco, a variety of local shops and hotels, two primary schools and Tain Royal Academy being the secondary school. A number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. 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.



Wooden exterior double doors to entrance hall and stairway to first floor.

Hall – Accessing lounge, kitchen, dining room/third bedroom and bathroom. Stairs to first floor landing. One radiator. Smoke Alarm. Carpet flooring.

Lounge – 4.8m x 4.5m. Fireplace with electric fire (open fire could be re-instated with work). One electric storage heater. Four double power points. One single power point TV Point. Telephone connection point. Cupboard. Carpet flooring.



Kitchen – 4.2m x 1.9m. Wall and base units with stainless steel sink and drainer. One electric storage heater, Five double power points. Extractor fan. Vinyl flooring.

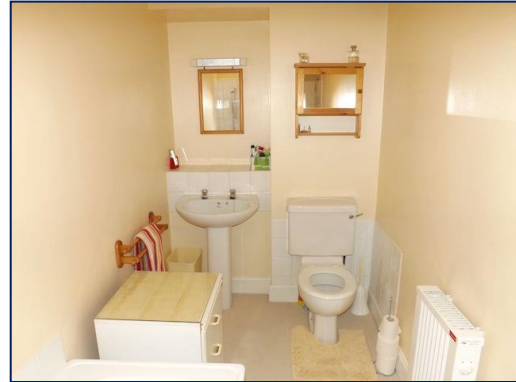


Dining Room/Third Bedroom – 4.0m x 3.1m. One electric storage heater. Two single power points. Carpet flooring.

Utility Room – 1.4m x 1.2m. Small utility room plumbed for washing machine.

Bathroom – 3.1m x 3.9m. Suite comprises of WC, bath with electric shower over the bath and pedestal wash hand basin. One electric storage heater. Shaving point. Extractor fan. Carpet flooring

Stairs To First Floor Landing – Accessing two bedrooms. Storage cupboard.



Bedroom 1 – 5.4m x 3.5m. Four double power points. Electric panel heater. Velux window. Carpet flooring.



Bedroom 2 – 5.2m x 3.5m. Velux window. Four double power points. Electric panel heater. Carpet flooring.



View – To Sutherland Hills and the Rose Garden with seating and children’s play area which is used monthly for community market.



Video – A 360 of this property can be viewed on our website.

Postcode – IV19 1BA

Council Tax – Band C EPC –D64

Price – Offers over £100,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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