



Residential Property

Lucia, 24 Stagcroft Park, Tain

Georgesons
Estate Agents



The Property

This spacious detached four bedroom villa is ideally located in an elevated position in a desirable residential area in the popular town of Tain. In good decorative order, the accommodation comprises lounge, second reception room, kitchen, dining room, utility room, four bedrooms (master with en-suite) and a family bathroom. The property benefits from oil fired central heating and double glazing throughout. There are well maintained gardens, mainly laid to lawn with mature shrubs and flower beds surrounding the property. The driveway leads to a double detached garage with automatic door with power and light. This property would make a beautiful family home.

The Area

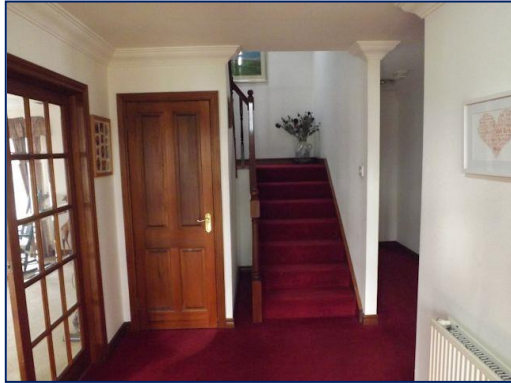
Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. The town has several attractions such as Tain Tolbooth and St Duthus Collegiate Church and also boasts a local history museum, Tain Through Time and the Glenmorangie Distillery. The High Street in Tain is where the professional, medical and banking services can be found. The town has banking facilities, a medical practice, Lidl, Tesco, Co-op, ASDA, a variety of local shops and hotels, two primary schools and Tain Royal Academy. 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.



UPVC Front door with glazed panel to –

Vestibule – 2.1m x 1.4m. Glazed door leading to -

Hall – 6.8m x 3.5m. Accesses lounge, second reception, kitchen, dining room, WC, storage cupboard and stairs to first floor. Radiator, two single power points, smoke alarm, carpet flooring.



Lounge – 7.3m x 5.5m. Front aspect bay window. Sliding doors to rear patio. Radiator, gas fireplace with feature surround, five double power points. Television aerial point and carpet flooring.



Kitchen – 4.3m x 4.1m. Wall and base units with sink and drainer. Integrated cooker and hob with extractor hood. Integrated dishwasher. Table height breakfast bar. One radiator, one single and five double power points. Vinyl flooring.



Utility Room – 3.1m x 1.8m. Wall and base units. Sink with drainer. Oil fired boiler. Vinyl flooring.

Downstairs WC – 2.2m x 1.0m. WC, pedestal wash hand basin. Extractor fan. Laminate flooring.

Dining Room – 4.1m x 3.5m. Sliding patio doors to side garden. One radiator, two double power points. Carpet flooring.



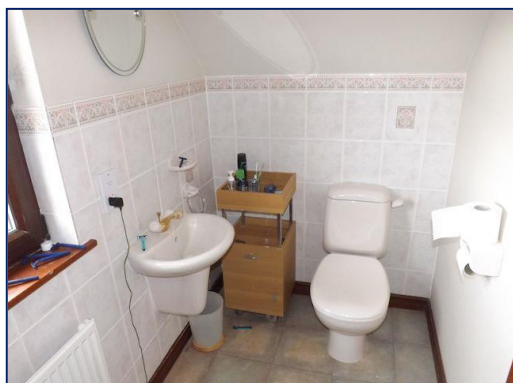
Second Reception – 4.4m x 3.6m. Front aspect bay window. One radiator. Three double power points. Television aerial point. Carpet flooring.



Master Bedroom – 4.3m x 4.0. Views to the front. Radiator, four double power points. Carpet flooring.



En-suite – 3.2m x 1.3m Three piece suite comprising thermostatic shower with enclosure, WC and pedestal basin. Radiator. Shaving point, extractor fan. Karndean vinyl flooring.



Bedroom 2 – 3.9m x 3.6m. Fitted wardrobe. Radiator. Four double power points Carpet flooring.

Bedroom 3 – 3.9m x 3.6m Fitted wardrobes. One radiator. Three double power points. Carpet flooring.

Bedroom 4 – 3.5m x 2.9m. One radiator. Three double power points. Carpet flooring.

Bathroom – 3.0m x 1.8m Bath. Shower enclosure with thermostatic unit with double bi-fold doors. Wash hand basin.

Heated towel rail. Shaving point, extractor



fan. Floor and wall tiles.

Garden – Tarred driveway. Large patio area to the rear Side garden consists of shrubs and flower beds. Greenhouse and Summer House. 1200 litre oil tank. Detached double garage with power and light. Outdoor water tap.

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

Postcode – IV19 1LU

Council Tax – Band E EPC – E51

Price – Offers over £290,000 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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