



Residential Property

Georgesons
Estate Agents

11 Miller Court, Upper King Street, Tain

REDUCED FOR QUICK SALE
IDEAL INVESTMENT PROPERTY



The Property

This one bedroom first floor flat is situated in a quiet residential area of the town, which is within walking distance of the Town Centre and all local amenities. In good decorative order the accommodation comprises of lounge/diner, kitchen, family bathroom and bedroom. The property benefits from double glazing and electric heating throughout. The first floor flat is in a block of four with carpeted communal entrance hall and secure door entry system. Off street parking is available in a communal parking area to the front of the property and there is also a communal garden. This property would make an ideal investment for a buy to let or first time buyer.

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 all four major banks, a brand new medical practice, Lidl, Co-op, Tesco, Asda, 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.

Hall – 3.2m x 1.4m Access to lounge, kitchen, bathroom and bedroom. Three good size storage cupboards one housing the fuses and meters, one houses the megaflow hot water cylinder and shelves. Loft access, one double power point, electric storage heater, smoke alarm. Secure door entry alarm system.



Bedroom 1 – 3.6m x 3.0m Double glazed window to rear aspect, electric storage heater, three double power points, built in double wardrobe and carpet flooring.



Bathroom – 2.5m x 1.8m Double glazed obscure glass window to rear aspect, three piece suite comprising of WC, pedestal wash hand basin, bath with electric shower. Electric storage heater, extractor fan and vinyl flooring.



Lounge/diner – 4.9m x 4.9m Double glazed windows to front aspect, electric storage heater, three double power points, BT outlet, television aerial point and carpet flooring.



Parking – One allocated parking space at the front of the property with ample visitor parking.

Kitchen – 2.4m x 1.8m Double glazed window to side aspect, built in wall and base units, stainless steel sink and drainer, plumbed for washing machine. Built in electric oven and hob with extractor hood, three double and one power point and vinyl flooring.



Garden – Communal garden area to rear of property laid to lawn with a washing line area.



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attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and an site and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their efficiency can be given.
www.virtual360.net

Postcode – IV19 1GB

Council Tax – Band B EPC – C80

Price – Offers Over £70,000 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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