



Residential Property

58 Burgage Drive, Tain

Georgesons
Estate Agents



The Property

This three bedroom mid terrace house is situated in a pleasant and child friendly residential area of the town, within walking distance to both primary schools, Tain Royal Academy and all local amenities.. In need of some modernisation, the property comprises of lounge, kitchen/diner, three bedrooms, bathroom and downstairs WC. The property benefits from electric storage heating, panel heaters and double glazed windows throughout. The garden to the front is fully enclosed and well maintained with an open outlook to fields and easy walk to ASDA supermarket. To the rear of the property is a driveway which leads to a single garage with power and light. This property would make an ideal family home or buy to let investment property.

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 10 minutes walk, where the professional, medical and banking services can be found. The town has a new medical practice and Lidl, Co-op, Tesco, Asda, a variety of local shops and hotels, two primary schools and a 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 and bus service goes from Tain to Inverness daily.



Half glazed uPVC door to –

Hall – Accessing lounge, kitchen, downstairs WC, stairs to first floor landing and under stairs cupboard. Electric storage heater. One single power point.

Lounge – 4.4m x 4.1m. Window to front aspect looking over open fields. Three double power points. Television point. Electric storage heater. Glazed double doors to:



Kitchen/Diner – 4.4m x 3.5m. Wall and base units with stainless steel sink and drainer. Integrated electric hob, double oven and cooker hood. Washing machine. Two double and three single power points. Television point. Electric storage heater.



Downstairs WC – 1.5m x 0.9m. WC and pedestal wash hand basin. Vinyl flooring.

Stairs to first floor landing – Accessing bedrooms and bathroom. One single power point. Loft access by hatch.

Bedroom 1 – 3.6m x 2.6m. Fitted wardrobe with hanging rail. Two single

power points. Television point. Electric panel wall heater. Carpet flooring.



Bedroom 2 – 3.6m x 2.3m. One double and two single power points. Electric panel wall heater. Carpet flooring.

Bedroom 3 – 4.2m x 2.8m. Two single power points. Electric panel wall heater. Carpet flooring.



Bathroom – 2.6m x 1.7m. WC and pedestal wash hand basin. Shower enclosure with electric shower. Heated towel rail. Wall heater. Vinyl flooring.



Front Garden – Fully enclosed garden laid with gravel and paved pathway.



Garage – Driveway leading to a single garage with up and over door with power and light.



Rear Garden – Fully enclosed garden laid with gravel and paved pathway. Clothes drying line.



Postcode – IV19 1DN

Council Tax – Band B EPC – D64

Price – Offers over £105,000 - 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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