



Residential Property

Georgesons
Estate Agents

The Old Smiddy, Tower Street, Tain



The Property

This attractive, stone built one and a half storey house with integral double garage is centrally located in the popular town of Tain, close to all local amenities, primary and secondary schools. In need of some modernisation, the accommodation comprises hall, lounge, kitchen, dining room, five bedrooms (master bedroom with en-suite and dressing room), bathroom and shower room. The property benefits from double glazed windows and gas central heating throughout, complemented with a gas fire in the lounge. There is an integral double garage with power and light and a driveway to the front of the house for several cars. There is a garden to the front and an enclosed garden to the rear. This property would make a lovely family home and has excellent B&B potential due to its central location within the town and close proximity to the NC500.

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 one major bank, 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.



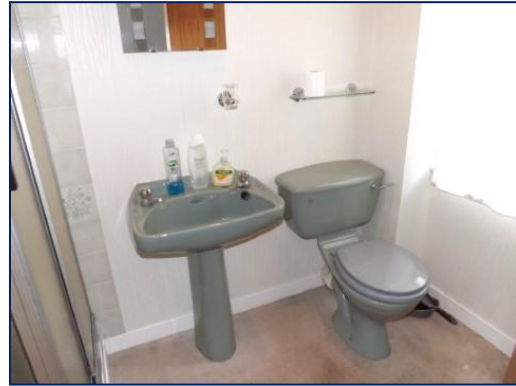
uPVC front door with side panel.

Hallway – 5.3m x 2.4m. Accessing kitchen, dining room, bedrooms 2, 3 and 4, shower room, integral double garage and stairs to first floor. Storage cupboard.

Kitchen – 5.9m x 3.2m (at widest). Wall and base units with stainless steel sink and drainer. Integrated hob and double oven with cooker hood. Space for dining table. One radiator. Four double power points. One single power point. Ceramic floor tiles.



Shower Room - 2.5m x 1.4m. WC and pedestal wash hand basin. Shower enclosure with thermostatic shower. Vinyl flooring. Radiator.



First Floor Landing - Carpet flooring.

Lounge - 6m x 3.6m. First floor lounge with patio doors leading to back garden. Cupboard. Two radiators. Four double power points. TV point. Open fire. Carpet flooring.



Dining room – 4.9m x 2.7m. One radiator. Two double power points. Carpet flooring.



Master Bedroom with Ensuite, and Dressing room - 7.7m x 5.1m (at widest). Fitted wardrobes. Two radiators. Four double power points. TV point. Carpet flooring.



Bedroom 2 – 5.5m x 4.3m. Radiator. Three double power points. TV Point. Carpet Flooring.

Bedroom 3 – 3.2m x 2.9m. One radiator. Two double power points. Carpet flooring.

Bedroom 4 – 3.7m x 2.9m. Fitted wardrobes. Radiator. Two double power points. Carpet Flooring.

Dressing room - 3.7m x 2.2m. Cupboard. One radiator. Three double power points. Carpet flooring.

Ensuite - 2.4m x 2.2m. WC and vanity wash hand basin. Jacuzzi bath. Shower enclosure with thermostatic shower. One radiator. Extractor fan. Carpet flooring.

Bedroom 5 - 4.4m x 2.8m. Fitted wardrobes. One radiator. Three double power points. Carpet flooring.



Bathroom - 2.4m x 2.4m. WC, bath and wash hand basin. One Radiator. Carpet flooring.

Rear view of house from back garden to patio doors leading to lounge.



Garden – Tarred driveway to the front of the property with parking for several vehicles. Front garden laid to lawn with hedge for privacy. Enclosed rear garden mainly laid to lawn with shrubs.



Double Integral Garage - 5.9m x 5.3m Double integral garage with power and light. One electric garage opener.



Postcode – IV19 1DY

Council Tax – Band E EPC – E(39)

Price – Offers over £250,000 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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