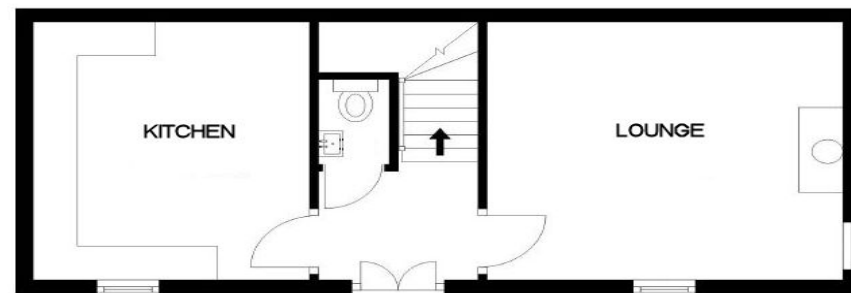


FIRST FLOOR



GROUND FLOOR

Services

Mains water, electricity and drainage.

Extras

All carpets, fitted floor coverings, curtains, blinds, washing machine and slimline dishwasher.

Heating

Electric storage heating.

Glazing

Sash & case windows throughout.

Council Tax Band

A

Viewing

Strictly by appointment via Munro & Noble Property Shop
Telephone 01862 892 555.

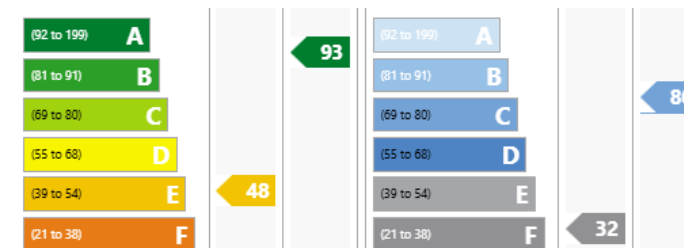
Entry

By mutual agreement.

Home Report

Home Report Valuation - £95,000

A full Home Report is available via Munro & Noble website.



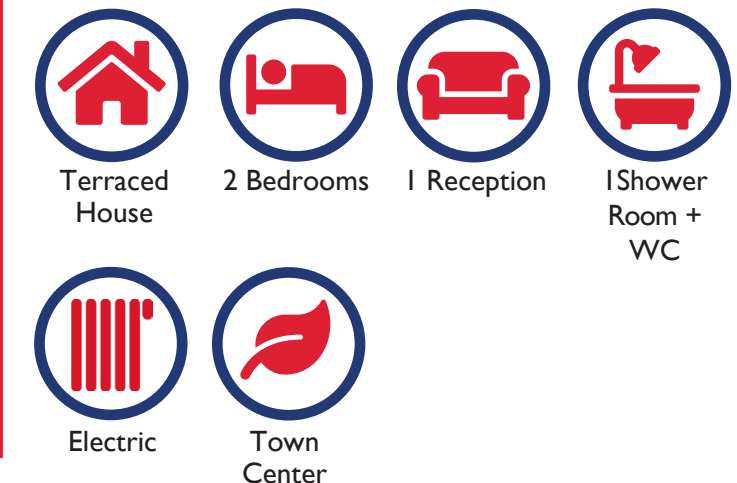
Hippokin Cottage, 15 King Street Tain, Ross-shire IV19 1AF

Opportunity to purchase a quaint, two-bedroomed property in the heart of the Royal Burgh of Tain. Close to all amenities.

Offers Over £95,000

📍 The Property Shop, 22 High Street, Tain
✉️ property@munronoble.com
☎️ 01862 892 555

Property Overview



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AF Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AF.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



Property Description

This quaint, two-bedroomed house is ideally nestled away in a side street, just off the High Street, in the heart of the Royal Burgh of Tain and is within walking distance to a number of amenities, including the medical centre and schools.

This property would make an ideal first home or buy to let, having been previously rented on long term lets for the last twelve years, and before this as a holiday let.

The property is in good condition and neutrally decorated throughout. The accommodation on the ground floor comprises of entrance hallway, lounge, kitchen/diner, and WC, from the hallway there is a staircase with an exposed stone feature wall at the half landing which leads to the first floor where there are two double bedrooms and a shower room.

The property benefits from electric storage heating throughout and is complemented with a multi-fuel stove set within the lounge, and traditional sash and case windows. The good-sized lounge has double aspect sash and case windows, exposed timber beams and an exposed sandstone feature fire wall, giving the room a cosy as well as bright and airy feel, together with the cosiness of the sandstone feature. The kitchen/diner has farmhouse style fitted wall and base mounted units with laminate worktops and tiled splash back, stainless steel sink, integrated oven and hob with extractor fan, included in the sale are the washing machine and slimline dishwasher. Public car parking is available to the front of the property.

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 and St Duthus Collegiate Church and boasts a local history museum, Tain Through Time, and the Glenmorangie Distillery. Medical and banking services can be found along with a Post Office, Lidl, Co-op, ASDA, Tesco, and 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 goes from Tain to Inverness daily.



Rooms & Dimensions

Kitchen/Lounge
Approx. 3.73m x 3.63m

WC
Approx. 1.37m x 0.77m

Lounge
Approx. 3.94m x 3.81m

Bedroom One
Approx. 4.10m x 3.81m

Bedroom Two
Approx. 3.84m x 3.10m

Shower Room
Approx. 2.62m x 1.37m

