



Residential Property

9 Cameron Avenue, Tain

Georgesons
Estate Agents



The Property

This spacious, three bedroom bungalow is situated in a desirable cul-de-sac in the popular town of Tain, close to all local amenities, primary and secondary schools. In need of some modernisation, the accommodation comprises lounge, kitchen, dining room, utility room, three bedrooms, bathroom and shower room. The property benefits from electric storage heating and UPVC double glazed windows throughout. The gardens to the front and rear are mainly laid to lawn with mature shrubs and bushes with a driveway to the side. This property would make a lovely 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 five minutes 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 Glazed front door to -

Entrance Porch – 1.4m x 1.2m. Fifteen pane glazed wooden door to -

Hallway – T shaped hallway accessing lounge, kitchen, three bedrooms, bathroom and shower room. Double cloakroom cupboard. Two storage cupboards (one with water tank). Electric storage heater. One double and one single power point. Smoke alarm. Loft access. Carpet flooring.

Lounge – 5.5m x 3.6m. View over front garden. Wooden fire surround with electric fire. Electric storage heater. Three double power points. TV point. Carpet flooring. Door to -



Dining Room – 3.4m x 2.7m. View over front garden. Electric panel heater. Two double power points. Carpet flooring. Door to -



Kitchen – 3.4m x 2.5m. Wall and base units with stainless steel sink and drainer. Electric cooker. Electric storage heater. Three double and one single power point. Laminate flooring. Door to -



Utility Room – 3.4m x 1.5m. Base unit with stainless steel sink and drainer. Worktop over washing machine and tumble drier. Fridge Freezer. Back door to side of property.



Bedroom 1 – 4.3m x 3.0m. Two sets of double fitted wardrobes (one with mirrored sliding doors). Electric panel heater. Two double power points. Carpet flooring.



Bedroom 2 – 3.4m x 3.0m. Double fitted wardrobe with mirrored sliding doors. Electric panel heater. Two double power points. TV Point. Carpet flooring.



Bedroom 3 – 3.7m x 3.20m. Fitted wardrobe. Electric panel heater. Two double power points. Carpet Flooring.



Bathroom – 3.4m x 1.8m (at widest). Suite comprises of WC, bath and pedestal wash hand basin. Heated towel rail. Shaving Point. Wall heater. Wall tiles. Vinyl flooring.

Shower Room – 3.1m x 1.5m (at widest). WC, pedestal wash hand basin. Shower tray with thermostatic shower. Heated towel rail. Wall heater. Vinyl flooring.

Garden – Enclosed garden surrounding the property, mainly laid to lawn with mature shrubs and bushes. Garden shed. Driveway to side.



Video – A 360 of this property can be viewed on our website.

Postcode – IV19 1NW

Council Tax – Band E **EPC** – E52

Price – Offers over £175,000 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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