



Residential Property

Flat 1, 2 Sutherland Street, Tain

Georgesons
Estate Agents



The Property

This two bedroom ground floor flat is centrally located in the popular town of Tain, close to all local amenities, primary and secondary schools. In excellent decorative order, the accommodation comprises lounge, modern kitchen/diner, two bedrooms and shower room. The property benefits from oil fired central heating which is complimented with an open fire in the lounge and UPVC double glazed windows throughout. There is a car park to the rear of the building and a communal garden with a seating area giving access to the front of the building. Ideal for the first time buyer, buy-to-let investment or Air BnB due to the close proximity of the North Coast 500 route.

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.



Hallway – 5.1m x 0.9m. Accessing lounge, kitchen/d, two bedrooms and bathroom. Storage cupboard. Radiator. One single power point. Smoke Alarm. Laminate flooring.



Lounge – 4.2m x 3.8m. Open fire with brick feature fireplace. Radiator. Three double and one single power points. TV Point. Smoke alarm. Carpet flooring.



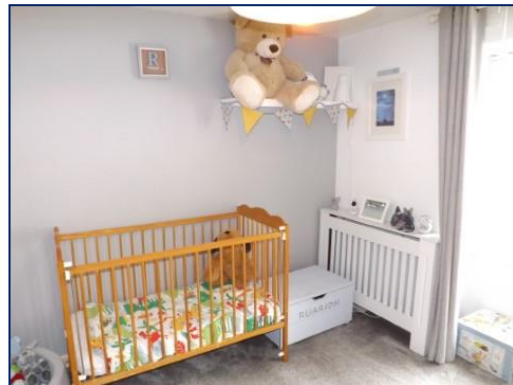
Kitchen/Diner – 3.5m x 3.0m. Wall and base units with stainless steel sink and drainer. Integrated oven and hob with cooker hood. Plumbed for washing machine. Radiator. Four double power points. Laminate flooring.



Bedroom 1 – 3.2m x 3.1m. Fitted wardrobe. Radiator. Two double power points. Carpet flooring.



Bedroom 2 – 3.2m x 2.9m. Fitted wardrobe. Radiator. Two single power points. Carpet flooring.



Shower room – 2.2m x 1.6m. Suite comprising of WC, vanity wash hand basin and Thermostatic shower enclosure. Radiator. Extractor fan. Laminate flooring.





Garden – Garden ground shared with neighbouring properties. Private parking.

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



Postcode – IV19 1DQ

Council Tax – Band B EPC – D(62)

Price – Offers over £90,000 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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