



HANNAH HOMES

ESTATE AGENTS



20 SEAFORTH ROAD, TAIN,
ROSS-SHIRE, IV19 1DS

Located in one of the popular residential areas of Tain is this three bedroom mid-terraced property. The property is within minutes of the main A9 trunk road and is approximately 40 minutes drive North of Inverness.

The property benefits from Gas Central Heating and Double Glazing throughout. The accommodation comprises Three Bedrooms, Lounge with patio doors, Kitchen, Bathroom & a detached Utility Room/workshop to the rear.

The Royal Burgh of Tain has many amenities and services including Primary and Secondary Schools, Swimming Pool, Churches, Hotels, Medical Centre, Golf Course, etc and a wide variety of shops on the busy High Street.

OFFERS OVER £112,000

- **Mid-terraced property**
- **Three Bedrooms**
- **Kitchen**
- **Lounge**
- **Bathroom**
- **Utility Room**
- **Cloakroom / WC**
- **Gas Central Heating**
- **Double glazing**
- **Off street parking**
- **Within easy of the A9**
- **Close to Town Centre**



Hannah Homes
22 High Street
Alness
Ross-shire
IV17 0SH

Tel/Fax: 01349 884411
Email: mail@hannah-homes.co.uk

propertyindex
.com

20 SEAFORTH ROAD, TAIN

Entry to the property is through the solid wood door which opens to :-

ENTRANCE VESTIBULE

Vinyl floor covering. Door to Cloakroom/WC with 2 piece suite including WC and Wash hand basin, heated towel rail, laminate floor covering. Glazed door to:-

HALLWAY

Radiator. Under stairs storage cupboard. Wood panelling to wall at stairs. One single power point. One BT point.

KITCHEN / DINER

14'3" x 8'10" (4.35m x 2.69m) approx.

Numerous fitted wall and base units (approx 2 years old). Fitted electric oven, gas hob with extractor hood above. Double drainer stainless steel sink unit with mixer tap. Window to the rear of the property. Tiled above work tops. Three double power points. Beech flooring. Roller blind.

LOUNGE

16'7" x 14'3" (5.05m x 4.36m) approx.

Feature fireplace with focal point fire. Radiator with decorative cover. Patio doors opening to the front of the property. TV aerial point. BT point. One single and four double power points. Carpeted. Vertical blinds.

Upstairs accommodation comprises:-

LANDING

Radiator. Carpeted. One single power point. Hatch opening to partially floored loft with power.

BATHROOM

8'10" x 5'6" (2.7m x 1.69m) approx.

Three piece white suite including WC, Wash hand basin and Bath. Shower off taps on bath. Shower screen. Built in cupboards behind WC and wash hand basin. Heated towel rail. Extractor fan. Vinyl floor tiles. Three walls are tiled.

BEDROOM ONE

13'6" x 8'9" (4.12m x 2.68m) approx.

Double bedroom. Radiator. BT point. Carpeted. One double and one single power point. Window to the rear of the property. Vertical blinds.

BEDROOM TWO

12'6" x 11'11" (3.82m x 3.65m) approx.

Double bedroom with built in wardrobes. Radiator. Carpeted. Window to the front of the property. One single and two double power points. BT point. Vertical blinds.

BEDROOM THREE

10'6" x 9'5" (3.21m x 2.88m) approx.

Built in wardrobe with mirror doors. Radiator. One double power point. Beech flooring. Window to the front of the property. Vertical blinds.

UTILITY ROOM

Detached building to the rear of the property, plumbed for washing machine. Power and light. Radiator. Stainless steel sink unit with mixer tap. Work top with cupboards below. Central heating boiler.

REAR GARDEN

Fully enclosed, laid to gravel with paved path. Double gates opening to driveway. Gas tank. Rotary drier.

FRONT GARDEN

Enclosed by a small wall, with mature shrubs. Decorative chips.

20 SEAFORTH ROAD, TAIN

SERVICES

Mains electric, water and drainage.

EXTRAS

All floor coverings and blinds included in the sale.

PRICE

Offers over £112,000

HOME REPORT AVAILABLE

ENTRY

Any entry date will be considered.

COUNCIL TAX

Band B.

VIEWING

By arrangement with the selling agents.

OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES:-**

22 High Street, Alness,

Ross-shire, IV17 0PS.

Tel/Fax:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

HANNAH HOMES give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their, accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.



20 SEAFORTH ROAD, TAIN

