



### 15 Burgage Drive, Tain, Ross-shire, IV19 1DW

This semi detached property is nestled in the historic Royal Burgh of Tain. The town is located minutes from the busy A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. Tain is within commuting distance of the major employment centres of the area. The Highland Capital, Inverness, is approx. 34 miles to the south where all major transport links can be found. Inverness airport has regular links to several British airports including Heathrow and Gatwick. The home features three bedrooms, making it ideal for families or those needing extra space for guests or a home office. A key highlight is the inclusion of a garage, providing secure parking or additional storage.

Tain has cafes, shops, primary schools and a secondary school. The town also has ASDA, Tesco, Lidl and a CO-OP Supermarket, a Premier Store, Home Bargains Store, Golf Course and Tennis Club.

The accommodation comprises vestibule, hall, living room, kitchen/diner, downstairs toilet, bathroom and three double bedrooms. The property benefits from electric storage and panel heating. There is a garage and gardens to front and rear.

EPC—Band E (53) Council Tax band B

**OFFERS OVER £105,000**

- 3 double bedrooms
- Kitchen/diner
- WC
- Living room
- Family bathroom
- Electric storage and panel heaters
- Double glazing
- Garage
- Off street parking
- EPC Band E (53)
- Council tax B



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# 15 Burgage Drive, Tain, Ross-shire, IV19 1DW

## THE PROPERTY

Entry to the property is through the UPVC front door which opens to:-

### HALL

Two Storage cupboards. Storage heater. Carpet. Wooden beams on ceiling. All ground floor rooms accessed from hall and UPVC doors takes you out to the back garden,

### WC

**5'10" x 2'10" (1.77m x 0.87m) approx.**

WC and wash hand basin. Vinyl flooring.

### KITCHEN/DINER

**14'5" x 11'5" (4.40m x 3.50m) approx.**

Fitted base units and worktop. Stainless steel sink. Storage heater. Vinyl flooring. Wooden beams to ceiling. Window to the front of the property.

### LIVING ROOM

**14'6" x 13'8" (4.42m x 4.17m) approx.**

Feature fire place with coal effect electric fire. Carpet. Storage heater. Window to the rear of the property.

### Carpeted staircase leads to first floor

### BATHROOM

**8'10" x 5'6" (2.70m x 1.69m) approx.**

WC. Wash hand basin. Corner bath with shower off taps. Vinyl flooring. Window to the front of the property.

### BEDROOM ONE

**14'5" x 11'8" (4.39m x 3.57m) approx.**

Double bedroom. Carpet. Panel heater. Window to the front of the property.

### BEDROOM TWO

**13'8" x 10'8" (4.17m x 3.26m) approx.**

Double bedroom. Carpet. Panel heater. Window to the rear of the property.

### BEDROOM THREE

**10'7" x 11'6" (3.24m x 3.51m) approx.**

Double bedroom. Carpet. Panel heater. Window to the rear of the property.

### OUTSIDE

There is a driveway providing off street parking and access to the garage. The front garden is enclosed and laid with slabs. There is a brick raised flower bed. The back garden is enclosed with mature hedging and a rockery and lawn.

### EXTRAS

All floor coverings, curtains and blinds, curtain poles, white goods, fire place and wall unit in kitchen included in sale.

### PRICE

OFFERS OVER £105,000

### ENTRY

Any entry date will be considered

### COUNCIL TAX

Currently a band B

### VIEWING

By arrangement with the selling agents only.

### OFFERS

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

**AGENTS LTD:-** 16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

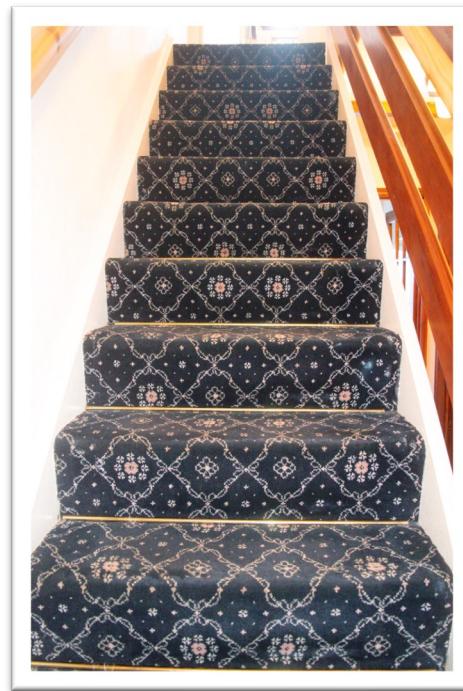
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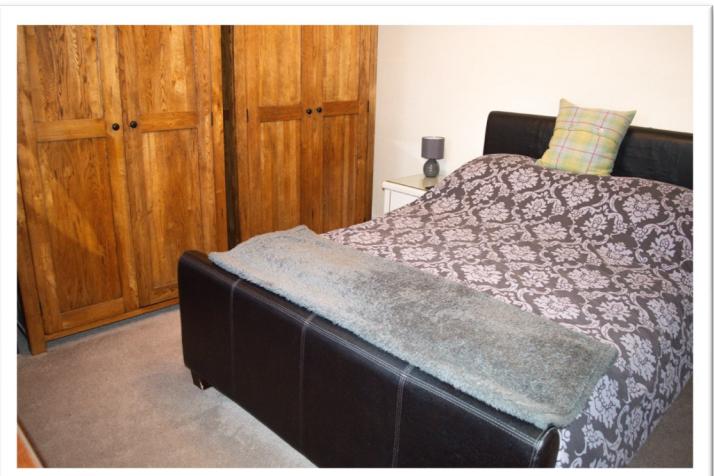
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