



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 1 Bakery Flats, Castle Brae, Tain, IV19 1AJ

Nestled in the historic Royal Burgh of Tain, this spacious 3-bedroom flat offers a blend of comfort and convenience. Situated on the first floor, it provides easy access while maintaining a sense of privacy. The property boasts generously sized rooms, perfect for families or those who appreciate extra space. Large windows throughout the flat flood the rooms with natural light, creating a warm and inviting atmosphere.

The interior features a well-equipped kitchen, and a comfortable living area perfect for relaxation and entertaining. The three bedrooms offer ample space for rest and storage. The flat also includes a modern bathroom with contemporary fixtures and fittings.

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 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 accommodation comprises hall, living room, kitchen/diner, bathroom and three double bedrooms (one with en suite shower room). The property benefits from electric storage and panel heating.

EPC—Band D (63) Council tax band C

### OFFERS OVER £110,000

- First floor flat
- Three double bedrooms (one ensuite)
- Kitchen/diner
- Lounge
- Bathroom
- Double glazing
- Electric storage and panel heaters
- Close to all local amenities
- EPC Band D (63)



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# 1 Bakery Flats, Castle Brae, Tain, IV19 1AJ

*Entry to the block of flats is through the main communal door where you are met by the communal staircase leading up to the flats.*

*Entry to number 1 is through a wooden door with multi point locking.*

## **HALL**

Laminate flooring. Storage heater. Cupboard with electricity meter and shelves.

## **BATHROOM**

**9'4" x 8'3" (2.86m x 2.53m) approx.**

Vinyl. Storage heater. Window to the side of the property. Three piece bathroom suite with shower off the bath taps. Wet wall panels around bath.

## **BEDROOM ONE**

**16'5" x 11'2" (5.00m x 3.41m) approx.**

Laminate flooring. Bay window to the front of the property. Panel heater. Recessed wardrobe with hanging rail and shelf.

## **EN SUITE SHOWER ROOM**

**6'3" x 8'5" (1.90m x 2.58m) approx.**

Vinyl floor tiles. Storage heater. Window to the side of property. WC. Wash hand basin. Shower cubicle ? . Wet wall panels around shower cubicle.

## **BEDROOM TWO**

**12'6" x 9'9" (3.81m x 2.98m) approx.**

Laminate flooring. Window to the front of the property.

## **LIVING ROOM**

**14'8" x 15'11" (4.47m x 4.86m) approx.**

Laminate flooring. Storage heater. Bay window to front of property.

## **BEDROOM THREE**

**23'10" x 7'2" (7.26m x 2.18m) approx.**

Laminate flooring and vinyl flooring. Panel heater. Window to the rear of the property and velux window.

## **BACK HALL**

Laminate flooring and 2 x storage cupboards.

## **KITCHEN/DINER**

**13'11" x 13'4" (4.01m x 4.07m) approx.**

Vinyl floor tiles. Storage heater. Fitted wall and base units and stainless steel sink. Integrated oven, hob with extractor hood above. Integrated dishwasher. Windows the the rear of the property looking over to the Dornoch Firth.

## **PRICE**

OFFERS OVER £110,000

## **ENTRY**

Any entry date will be considered

## **COUNCIL TAX**

Currently a band C

## **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**

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Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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