



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



2 Dunrobin Buildings, Tain, IV19 1HT

Nestled in the historic Royal Burgh of Tain, this spacious 2-bedroom ground floor flat situated on Dunrobin Street. Offering comfortable single-level accommodation, the property would make an ideal home for first-time buyers, downsizers or those looking for a convenient investment opportunity.

Located within easy reach of Tain's excellent range of local amenities, this property offers convenient town living with a good balance of indoor and outdoor space.

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, shower room and two double bedrooms. The property benefits from Gas (LPG) Central heating.

EPC—Band F (34) Council tax band A

OFFERS OVER £95,000

- Ground floor flat
- Two double bedrooms
- Kitchen
- Lounge
- Shower room
- Double glazing
- Gas boiler and radiators - LPG
- Close to all amenities
- Enclosed garden to rear
- EPC Band F (34)
- Council tax band A



Hannah Homes Estate &
Letting Agents Limited
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Entry to number 2 is through a PVC door with multi point locking.

HALL

Laminate flooring. Coving. Radiator. Cupboard with gas boiler and offers storage.

SHOWER ROOM

11'1" x 4'8" (3.38m x 1.42m) approx.

WC, Wash hand basin with unit below. Shower cubicle with mixer shower. Radiator. Window to the side of the property. Wet wall panels all around room.

BEDROOM ONE

12'9" x 9'4" (3.90m x 2.85m) approx.

Laminate flooring. Radiator. Coving. PVC door to back garden.

LIVING ROOM

14'11" x 12'4" (4.57m x 3.75m) approx.

Laminate flooring. Radiator. Feature fireplace. Alcove with shelf and storage below. Window to street.

BEDROOM TWO

12'5" x 9'4" (3.79m x 2.84m) approx.

Carpet. Coving. Radiator. Window to the rear of the property.

KITCHEN

10'10" x 6'2" (3.05m x 1.89m) approx.

Vinyl flooring. Breakfast bar below window to street. Fitted kitchen with base and wall units. Integrated electric oven and hob.

GARDEN

There is an enclosed garden to the rear of the property which is mainly laid to lawn with slabbed area outside the door to bedroom one. The LPG gas tank is in the garden also.

PRICE

OFFERS OVER £95,000

ENTRY

Any entry date will be considered

COUNCIL TAX

Currently a band A

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.

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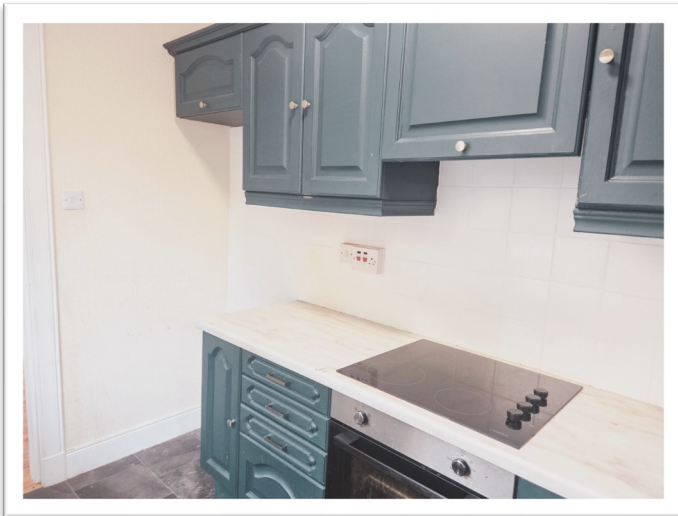
Website:- www.hannah-homes.co.uk

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