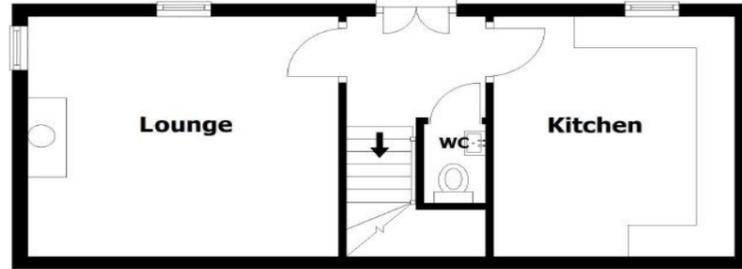
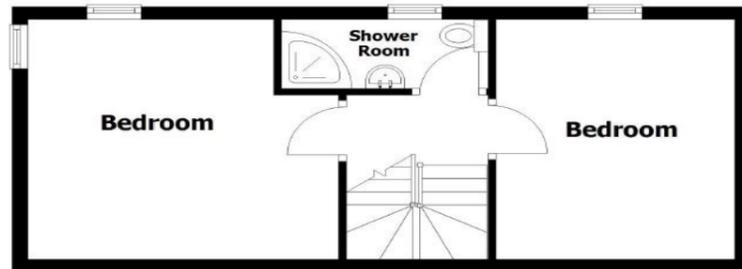


**Ground Floor**



**First Floor**



**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings and curtains. A free standing washing machine and dishwasher.

**Heating**

Electric heating.

**Glazing**

Single glazing throughout.

**Council Tax Band**

A

**Viewing**

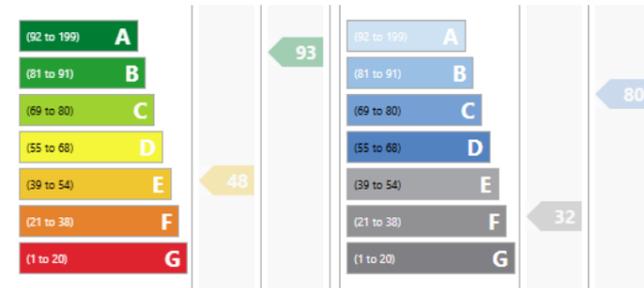
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £95,000  
A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Hippokin Cottage, 15 King Street  
Tain  
IV19 IAF**

An opportunity to purchase a charming, two bedroomed mid-terrace house located in centre of the Royal Burgh of Tain.

**OFFERS OVER £95,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

**Property Overview**

- Mid-Terraced House
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- Electric
- On-Street Parking



**Lounge**

**Property Description**

This quaint two bedroomed mid-terraced house is located in the centre of the Royal Burgh of Tain. Spread over two levels, the property retains many of its original features such as wooden beams, sash & case windows, and a wood burning stove, with a sandstone hearth located in the lounge. The ground floor accommodation comprises of an entrance hall, a bright and airy lounge, a useful WC and a kitchen/diner. This room is fitted in a farmhouse style, with wall and base mounted units, laminate worktops, a stainless steel sink, splashbacks tiling, an integrated electric oven and hob with extractor fan over. Included in the sale is the free standing washing machine and dishwasher. From the hall, stairs lead to the first floor landing where two double bedrooms, and the shower room can be found. The shower room has a WC, a wash hand basin, a shower cubicle with electric shower and a heated towel rail. Early viewing is highly recommended as this property would make an excellent purchase for first-time buyers and it would appeal to buy-to-let investors, as the property has served as a long term rental for many years. The property has electric heating and single glazed windows, and parking is by way of a public car park located towards the front elevation.

The accommodation is located just a street away from all local amenities such as a pharmacy, hotels, high street shops, Post Office and eateries.

Tain is a historic Royal Burgh in the Highland area of Scotland, offering a wide range of local amenities including supermarkets (Lidl, Co-op, ASDA, and Tesco), banking services, two primary schools, and a secondary school. The town is home to notable attractions such as St Duthus Collegiate Church, Tain Through Time, and the renowned Glenmorangie Distillery. A variety of recreational pursuits are available locally, including golf, bowls, and tennis. The Highland capital of Inverness is approximately 34 miles to the south, offering extensive retail, leisure, and transport links. A regular commuter train service operates daily between Tain and Inverness.



**Kitchen**

**Rooms & Dimensions**

Entrance Hall

Lounge

Approx 3.94m x 3.81m

WC

Approx 1.37m x 0.77m

Kitchen

Approx 3.73m x 3.63m

Landing

Bedroom One

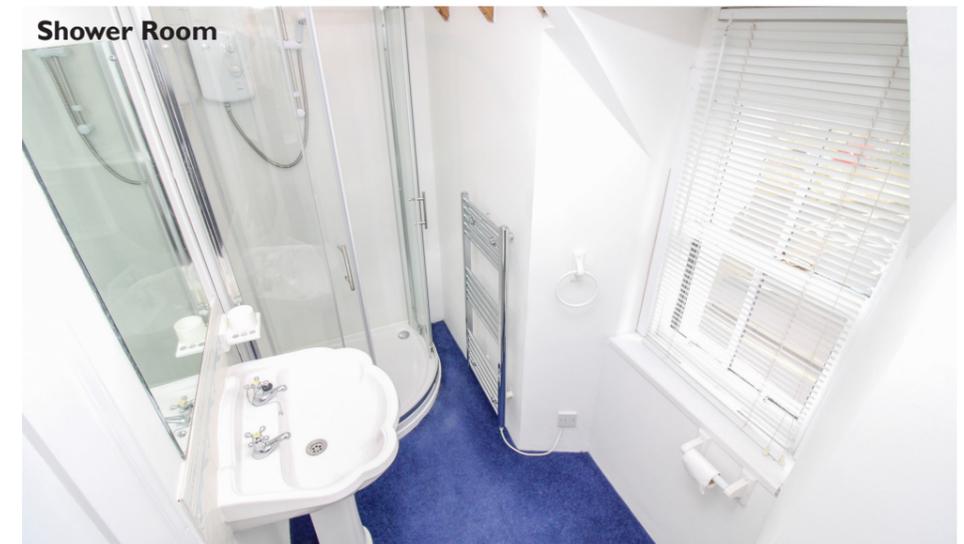
Approx 4.10m x 3.81m

Shower Room

Approx 2.62m x 1.37m

Bedroom Two

Approx 3.84m x 3.10m



**Shower Room**



**WC**



**Bedroom Two**



**Bedroom One**