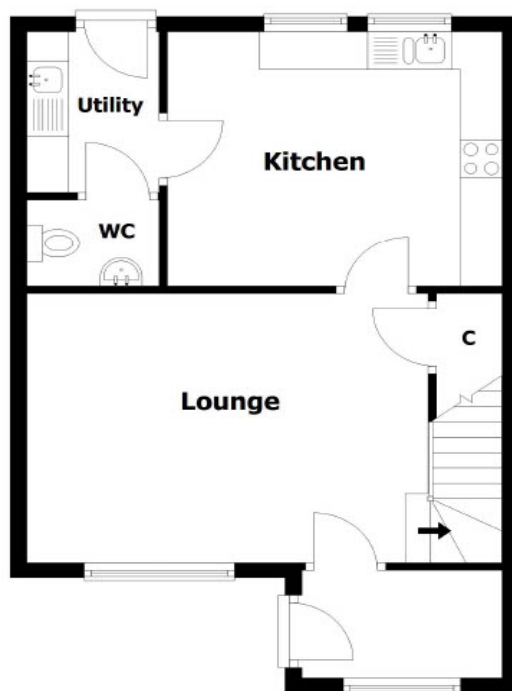
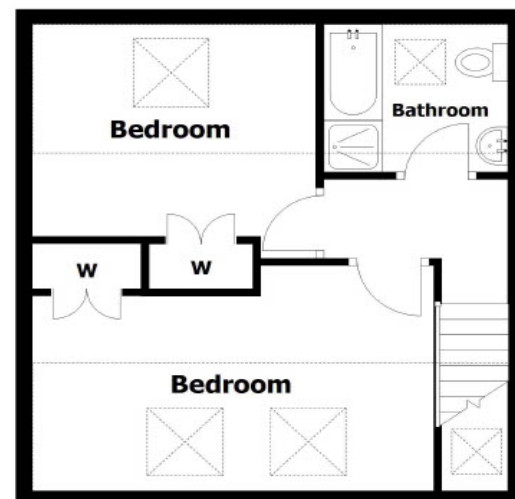


Ground Floor



First Floor



Services

Mains water, electricity and drainage.

Extras

All carpets and fitted floor coverings.

Heating

Oil fired central heating.

Glazing

Double glazing throughout.

Council Tax Band

C

Viewing

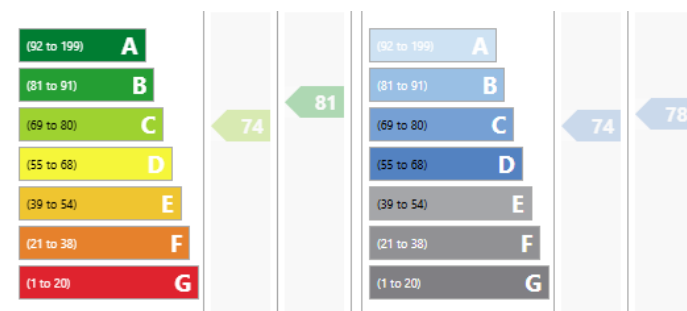
Strictly by appointment via Munro & Noble Property Shop
 - Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £120,000
 A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

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.



5 Duke Street Tain

IV19 1BT

A two bedroom mid-terraced house with rear garden and off-street parking space, close to amenities and town centre.

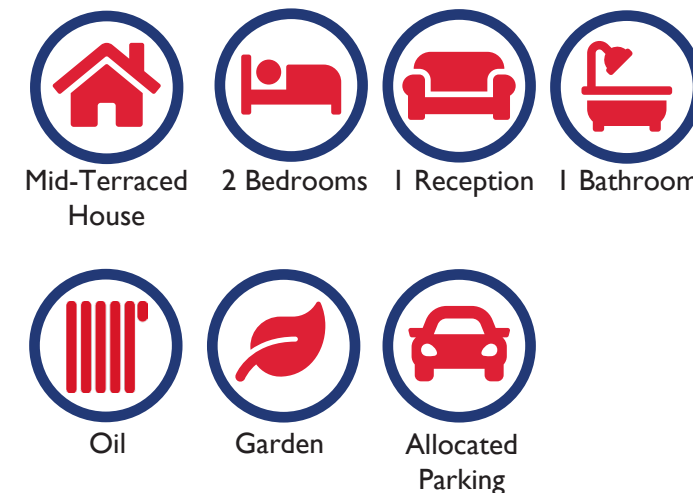
OFFERS OVER £120,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview





Property Description

5 Duke Street is a two bedroom, mid-terraced house, with a back garden and allocated parking space, conveniently located close to Tain town centre. This property would suit a variety of purchasers including first time buyers and buy-to-let investors. The accommodation throughout is spread over two floors, and neutrally decorated throughout providing a bright feel. The ground floor comprises of an entrance vestibule, a front facing lounge, a kitchen/diner, a utility room and WC. The bright and airy lounge has wood effect laminate flooring and an under stair cupboard housing the hot water tank. The modern kitchen is complete with white wall and base mounted units, splashbacks, stainless steel 1 ½ sink unit with mixer tap, laminate flooring and two windows to the rear. All integrated appliances are of Neff manufacture, and include an electric hob with extractor fan over, an electric oven, microwave and dishwasher. From the kitchen, you are met with a handy utility room and WC. The utility room gives access to the rear elevation and has wall and base units, single stainless-steel sink with mixer taps, splashbacks and laminate flooring. Off the utility room is the WC which has a wash hand basin and toilet. Upstairs, the first floor landing has a well-placed skylight, flooding the area with natural light. Also located on the first floor are two double bedrooms, both boasting built-in wardrobes and velux windows. Completing the first floor accommodation is the family bathroom which comprises a WC, a pedestal wash hand basin, shower cubicle and bathtub. Further pleasing features include oil fired central heating, double glazing and an allocated parking space to the side of the property.

Externally, the rear garden is fully enclosed by timber fencing and is laid primarily to lawn. Sited here is a garden shed and oil tank.

Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. The town has several attractions such as Tain Tolbooth, St Duthus Collegiate Church, a local history museum, Tain Through Time, and the Glenmorangie Distillery. Medical and banking services can be found along with a Post Office, Lidl, Co-op, ASDA, Tesco, and a variety of local shops and hotels. Primary and Secondary schooling is located close by. A few recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.



Rooms & Dimensions

Entrance Vestibule
Approx 2.41m x 1.45m

Lounge
Approx 4.81m x 3.57m

Kitchen/Diner
Approx 4.20m x 3.39m

WC
Approx 1.58m x 1.17m

Utility Room
Approx 2.11m x 1.57m

Landing

Bedroom One
Approx 4.73m x 3.39m

Bedroom Two
Approx 3.63m x 3.39m

Bathroom
Approx 2.68m x 2.22m

Bathroom

