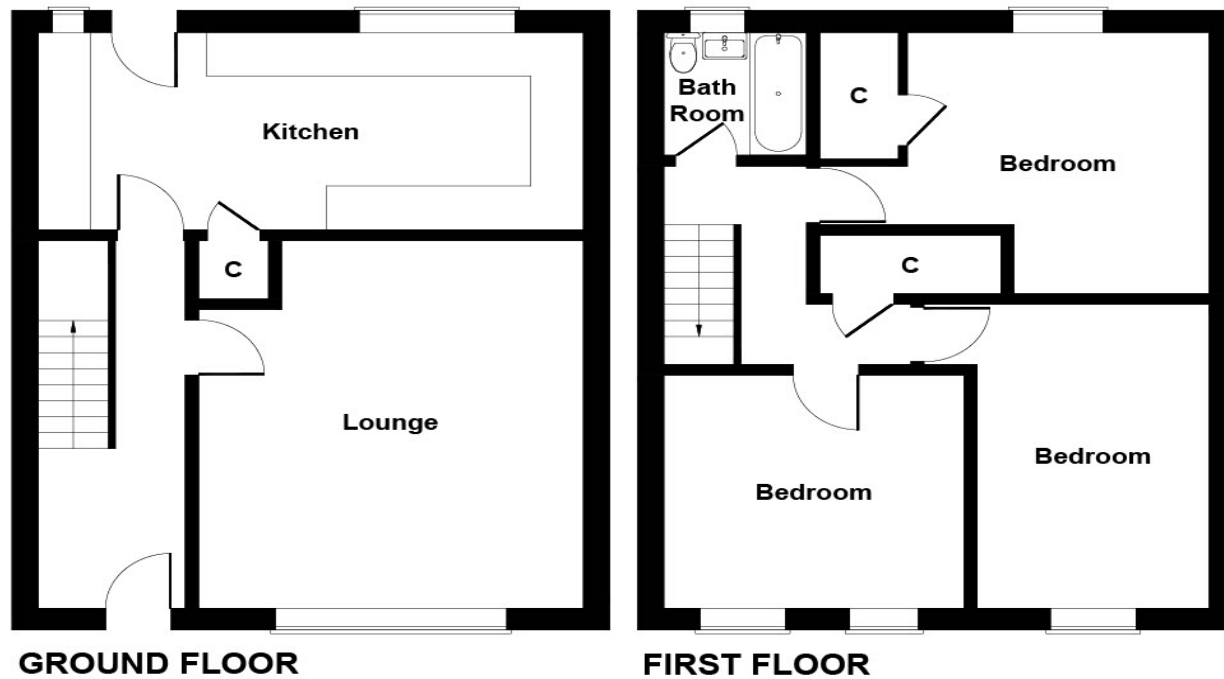


8 Argyle Court, Tain, IV19 1DT



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings. curtains, blinds, white goods and timber shed.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

B

Viewing

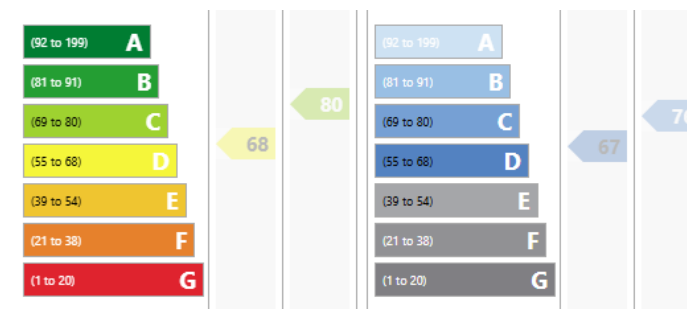
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £110,000
A full Home Report is available via Munro & Noble website.



8 Argyle Court Tain IV19 1DT

Conveniently located in Tain, this three bedroomed mid-terraced home offers easy access to schools, local amenities, and transport links, making it an ideal choice for a variety of purchasers.

OFFERS OVER £110,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



Mid-Terraced House



3 Bedrooms



1 Reception



1 Bathroom



Oil



Garden

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.

Kitchen



Kitchen



Bedroom One



Bedroom Two

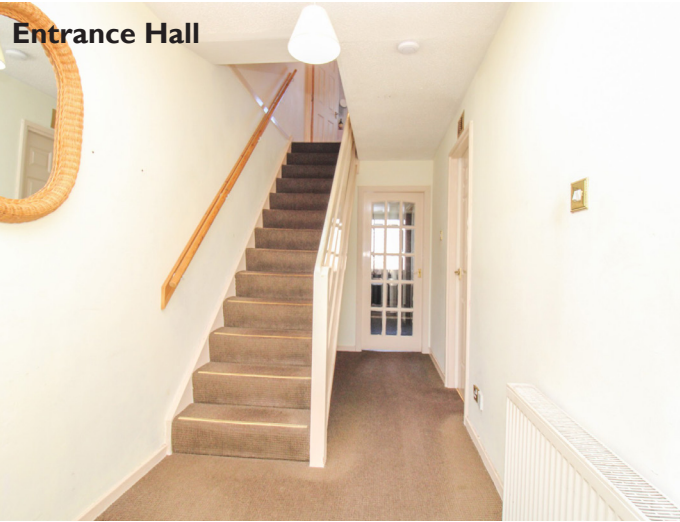




Lounge

Property Description

This spacious three bedroom mid-terraced home represents an excellent opportunity for a wide range of purchasers, including first-time buyers, families and investors. Ideally situated within a popular residential area, the property is conveniently located within walking distance of the Tain Campus and a variety of local amenities. Arranged over two floors, the accommodation offers well-proportioned living space throughout. Upon entering, the welcoming entrance hall provides access to handy under-stair storage. The ground floor comprises a bright and comfortable lounge, and a well-equipped kitchen/dining area with adjoining utility space. The kitchen and utility area are fitted with a range of wall and base mounted units, complemented by laminate worktops and splashbacks. Features include a white composite sink with mixer tap and drainer, an integrated single electric oven and hob with extractor hood over. Included in the sale is a free standing washing machine and fridge-freezer. A large front-facing window in the lounge overlooks the enclosed front garden and allows an abundance of natural light to fill the room, creating a bright and welcoming living space. Upstairs, there are three well-proportioned double bedrooms, together with a family bathroom comprising a bath with electric shower over, a WC and a pedestal wash hand basin. The property also benefits from oil fired central heating and double glazing throughout. Externally, the front garden is fully enclosed and laid mainly to lawn, with established shrubs, decorative borders and a small patio area, all enclosed by a harled wall. The rear garden is similarly enclosed and features a combination of paved and patio areas, providing an ideal setting for outdoor dining, entertaining and family enjoyment. Further benefits include a garden shed, off-street parking and a rear access gate. Tain is a historic Royal Burgh and thriving town in the county of Ross and Cromarty, in the Scottish Highlands. Steeped in history, the town offers a variety of attractions, including Tain Tolbooth, the magnificent St Duthus Collegiate Church, the Tain Through Time heritage museum and the renowned Glenmorangie Distillery. A good range of everyday amenities is available locally, including medical services, a Post Office offering banking facilities and supermarkets such as Lidl, Co-op, ASDA and Tesco. The town also has a variety of independent shops, cafés and hotels. Education is well catered for by the modern Tain Campus, which provides nursery, primary and secondary schooling. Residents can enjoy a wide range of leisure activities in and around the town, including golf, bowls and tennis. The surrounding countryside and coastline also provide excellent opportunities for walking, cycling and a variety of other outdoor pursuits. The Highland capital of Inverness is approximately 34 miles to the south and offers a comprehensive range of shopping, leisure and transport facilities, including an airport providing regular domestic and international flights. Tain also benefits from a railway station, with regular services to Inverness and destinations further north.



Entrance Hall



Bathroom



Bedroom Three

Rooms & Dimensions

Entrance Hall

Lounge

Approx 5.04m x 4.41m

Kitchen/Diner

Approx 6.10m x 2.69m

Landing

Bathroom

Approx 1.92m x 1.68m

Bedroom One

Approx 4.46m x 3.59m

Bedroom Two

Approx 4.17m x 3.52m

Bedroom Three

Approx 3.62m x 3.19m

