

## 18 MAYFIELD WYND, TAIN, ROSS-SHIRE, IV19 1LL



### **LOUNGE, CONSERVATORY, KITCHEN, THREE BEDROOMS, BATHROOM. SEMI-DETACHED GARAGE.**

This detached bungalow was built circa 1970 and is located within a quiet residential cul-de-sac in the popular town of Tain and is a short walk to all local amenities. The property benefits from nicely proportioned accommodation and would make an excellent first or retirement purchase and equally could be a comfortable family home. Externally, there is garden ground to the front, side and rear which has been mainly laid to grass for easy maintenance. A generous size driveway provides parking for several vehicles. Viewing is highly recommended.

## OFFERS OVER £190,000.00





## LOCATION

---

The Royal Burgh of Tain is a small but thriving town and is Scotland's oldest Royal Burgh. Tain offers a wide range of local amenities including two medical practices, a dental practice and a variety of hotels and shops. Supermarkets include Asda, Tesco Lidl and Co-operative supermarkets. There is also a Post Office and bank. Recreational and sporting facilities include a swimming pool, tennis courts and a links golf course. Education is well provided for with a secondary school, two primary schools and nursery facilities. Tain is on the scenic NC500 tourist route and the Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. There are regular bus and rail services to the north and south.

## ACCOMMODATION

---

Entrance through half-glazed side door into:

### KITCHEN: 3.32m x 2.41m

---

Rear facing window. Stainless steel sink and drainer set in base units. Work surface. Door leads through to the lounge.

### LOUNGE: 5.33m x 3.82m

---

Nicely proportioned and bright room enjoying large front facing windows. Frosted door with side panels leads through to the front hall. Electric storage heater.

## ENTRANCE HALL

---

Access is given to lounge, three bedrooms and bathroom. Walk-in storage cupboard housing the electric fuse box, shelving and hanging rail. Door into airing cupboard. Hatch to loft. Electric storage heater.

### CONSERVATORY: 4.09m x 3.13m

---

Glazed on three sides this is a lovely addition to the property. Double front doors lead out to the front. Wall lights. Electric panel heater.

### DOUBLE BEDROOM 1: 4.11m x 3.65m

---

This nicely proportioned room enjoys a front facing window. Electric storage heater. Door leads into wardrobe with fitted shelf and hanging rail.

### DOUBLE BEDROOM 2: 4.11m x 3.54m

---

Rear facing window. Electric storage heater.

### SINGLE BEDROOM 3: 2.82m x 2.80m

---

Rear facing window. Doors lead into two separate storage cupboards with shelving. Electric storage heater.

## BATHROOM: 2.08m x 1.67m

---

Comprising WC, wash hand basin and bath. Rear facing frosted window.

## GARDEN

---

There are areas of garden ground to the front, side and rear of the property. A generous driveway provides parking for a number of vehicles and leads to the garage.

## GARAGE

---

Single semi-detached garage with up and over door.

## COUNCIL TAX BAND

---

Band ' C '

## EPC

---

Band " E "

## POST CODE

---

IV19 1LL

## SERVICES

---

Mains water, electricity and drainage.

## VIEWING

---

Contact the selling agents

## ENTRY

---

By Arrangement

## PRICE

---

Offers over £190,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

*These Particulars do not constitute an offer or contract and while believed to be accurate are not guaranteed. Offerers by offering will be held to have satisfied themselves as to the extent and condition of the subjects of sale as to which no warranty is given or is implied either from these Particulars or from any advertisement for sale of the subjects or otherwise.*

