



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### 18 SUTHERLAND CRESCENT TAIN, ROSS-SHIRE, IV19 1DR

This semi detached property is located close to the centre of Tain. The town is Scotland's oldest Royal Burgh and 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.

Tain has cafes, shops, primary schools and a secondary school. The town also has ASDA, Tesco, Lidl and CO-OP Supermarkets, a Home Bargains Store, Golf Course and Tennis Club.

The accommodation comprises vestibule, hall, living room, kitchen, downstairs toilet, bathroom and three double bedrooms.

The property benefits from electric storage and panel heating. There is a garage and gardens to front and rear.

EPC—Band E (52)  
Council tax band B

*Offers over £127,500*

- **Semi detached house**
- **Three bedrooms**
- **Living room**
- **Kitchen**
- **Downstairs toilet**
- **Bathroom**
- **Electric heating and double glazing**
- **Gardens to front and rear**
- **Garage**
- **Walking distance to the High Street**



Hannah Homes  
16a High Street  
AIness

Tel: 01349 884411  
Email:  
mail@hannah-homes.co.uk



## **18 SUTHERLAND CRESCENT, TAIN, IV19 1DR**

Entry to the property is through the front door which opens to:-

### **ENTRANCE VESTIBULE**

Door to hall and door to:-

### **DOWNSTAIRS TOILET**

**5'9" x 2'9" (1.77m x 0.85m) approx.**

WC and wash hand basin

### **HALLWAY**

Cupboard housing meter. Storage cupboard. Storage heater. Door to back garden.

### **KITCHEN**

**14'5" x 8'10" (4.40m x 2.70m) approx.**

Fitted base units. Stainless steel sink. Tiled walls at sink and cooker area. Two cupboards. Storage heater. Window to front of the property.

### **LIVING ROOM**

**16'5" x 14'5" (5.02m x 4.40m) approx.**

Storage heater. Wall lights. Window to rear of the property.

Back to hall and up staircase to:-

### **LANDING**

Storage cupboard and access to loft.

### **BATHROOM**

**6'2" x 5'6" (1.9m x 1.68m) approx.**

Three piece white bathroom suite with electric shower over bath. Shower screen. Tiled walls. Window to the front of the property.

### **BEDROOM ONE (to front)**

**14'6" x 11'3" (4.43m x 3.43m) approx.**

Double bedroom. Cupboard. Panel heater. Window to front of the property.

### **BEDROOM TWO (to rear)**

**11'8" x 10'6" (3.56m x 3.21m) approx.**

Double bedroom. Panel heater. Window to rear of the property.

### **BEDROOM THREE (to rear)**

**14'1" x 10'1" (4.29m x 3.07m) approx.**

Double bedroom. Panel heater. Window to rear of the property.

### **OUTSIDE**

Low maintenance garden to front with drying area. Garage. Rear garden is mainly lawn with mature shrubs around border.

### **SERVICES**

Mains water, electricity, drainage and telephone.

### **PRICE**

Offers over £127,500

### **ENTRY**

Any entry date will be considered.

### **COUNCIL TAX**

Currently a band B

### **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:-**

16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- [mail@hannah-homes.co.uk](mailto:mail@hannah-homes.co.uk)

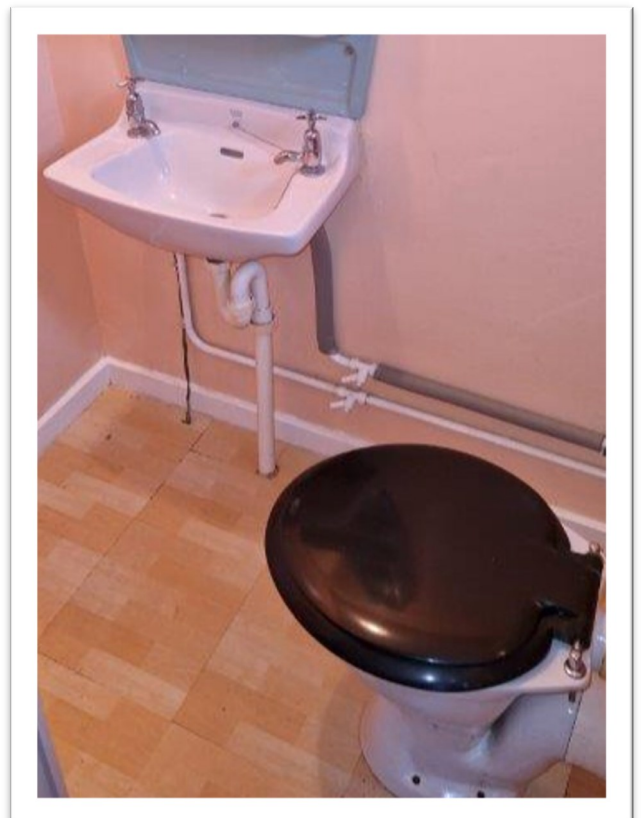
Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

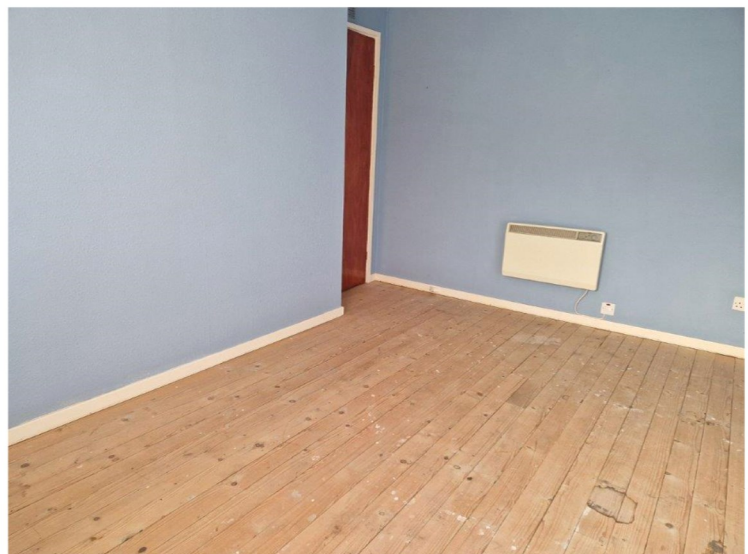
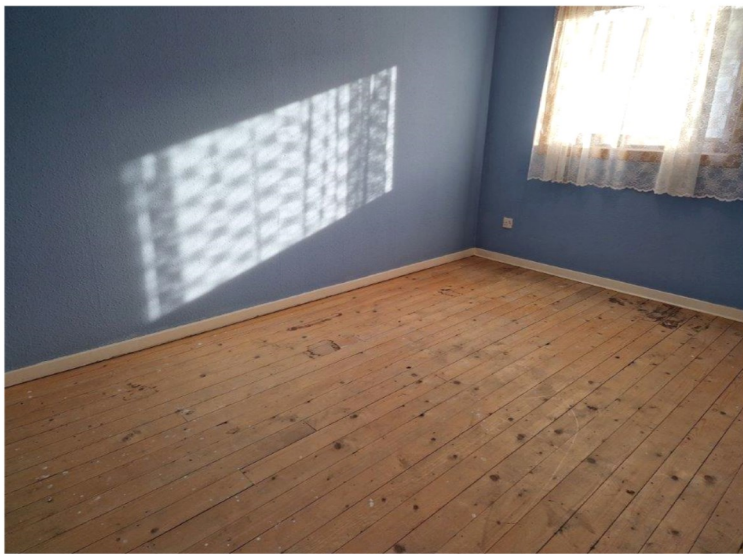


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