



# HANNAH HOMES

## ESTATE & LETTING AGENTS LTD



### Flat 3, The Granary, Shore Road, Tain, IV19 1EH

This spacious first floor flat is within a converted, historic B listed former grain storehouse. The property would be ideal for a first time buyer or someone looking to invest for a buy-to-let.

The property is located just minutes from the High Street 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 of 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 Supermarket, a Home Bargains Store, Golf Course and Tennis Club

The accommodation comprises Hallway, Open plan Kitchen/Lounge/Diner, Bathroom, Two Double Bedrooms There is an off street communal car park.

EPC—Band C (73) Council Tax band B

**FIXED PRICE £136,500**

- 2 double bedrooms
- First floor flat
- Open plan lounge/diner and kitchen
- Bathroom
- Electric storage and panel heaters
- Double glazing
- Communal off street parking
- EPC Band C (73)
- Council tax band B



Hannah Homes Estate &  
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# Flat 3, The Granary, Shore Road, Tain, IV19 1EH

## **THE PROPERTY**

Entry to the property is through the UPVC front door after climbing external stairs which opens to:-

## **HALL**

Two Storage cupboards. Loft access hatch. Carpeted. Combed ceiling. All rooms in the flat are accessed from here.

## **OPEN PLAN KITCHEN / LOUNGE / DINER**

**17'7" x 16'10" (5.36m x 5.13m) approx.**

Windows to front/side and rear of property. Combed ceiling. Carpeted. Storage heater. Open plan to:-

## **KITCHEN**

Fitted wall and base units with built in oven, hob and extractor hood, Integrated Fridge/freezer and dishwasher. Sink. Vinyl floor tiles.

## **BATHROOM**

**6'2" x 5'9" (1.90m x 1.75m) approx.**

Three piece white bathroom suite. Shower fitting off taps. Velux window. Heated towel rail. Vinyl flooring. Combed ceiling.

## **BEDROOM ONE**

**13'3" x 6'10" (4.05m x 2.10m) approx.**

Double bedroom with built in wardrobe. Window and 2 x velux windows to rear. Combed ceiling. Carpeted. Panel heater.

## **BEDROOM TWO**

**13'3" x 9'8" (4.05m x 2.94m) approx.**

Double bedroom. Window and velux window to the front of the property. Panel heater. Combed ceiling. Carpeted.

## **OUTSIDE**

The property is accessed via an external staircase which services this flat only. There is a communal car park outside the block of apartments.

## **EXTRAS**

All carpets, blinds, curtains, integrated dishwasher and fridge/freezer included in the sale.

## **PRICE**

FIXED PRICE OVER £136,500

## **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 ESTATE & LETTING**

**AGENTS LTD:-** 16a High Street, Alness,

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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.onthemarket.com](http://www.onthemarket.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

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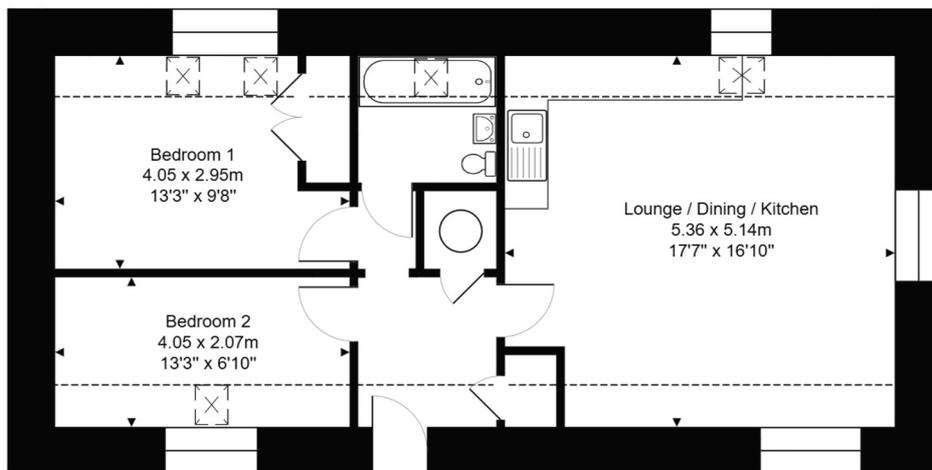
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3 The Granary



All measurements are approximate and for display purposes only

Total Area: 59.4 m<sup>2</sup> ... 639 ft<sup>2</sup>