



1 Bogbain Farm Cottages, Tain, Ross-Shire, IV19 1NA

Offers over £120,000





This single storey end-terraced cottage is situated within a rural location on the outskirts of Tain and enjoys open views to the front and rear over farmland. The property, which was extended to the rear, offers a nicely proportioned sitting room with open fire, a bright kitchen/diner enjoying a double aspect, two bedrooms and shower room. Windows and external doors are UPVC and central heating is provided by way of an oil-fired boiler. Externally, the garden grounds are bisected by a shared access track to adjacent dwellings. There is adequate off-street parking for 2-3 vehicles. Viewing is highly recommended to appreciate the peaceful location and open views that this cottage offers.

### **Location**

The property is situated within a rural location on the outskirts of Tain and affords reasonably easy access to the main A9 trunk road and also Tain in which a wide range of local facilities are available.

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 part glazed UPVC door into:

### **Entrance Hall:**

Access is given to sitting room, two bedrooms and shower room.  
Radiator. Front facing skylight.  
Carpet. Wall mounted electric meter.

### **Sitting Room:**

Nicely proportioned room enjoying a front facing window. Open fire set in tiled fireplace. Shelved recess.  
Two radiators. Carpet. Ceiling light with deep display sill. Doors through to kitchen and entrance hall.

### **Kitchen/Diner:**

This bright kitchen enjoys a double aspect and comprises a number of wall and base units incorporating a 1.5 sink and drainer with mixer tap and tiled splash-back. Plumbed for washing machine. Space for free standing cooker. Under-unit fridge. Cupboard housing the hot water tank. Central heating boiler. Radiator. Vinyl flooring. Two ceiling lights.

### **Bedroom 1:**

Front facing window, with deep display sill, looking out over the garden. Carpet. Radiator.

### **Bedroom 2:**

Rear facing window. Carpet.  
Curtains. Radiator.

### **Shower Room:**

Comprising WC, wash hand basin and fully tiled shower cubicle fitted with a Triton shower unit. Ceiling light. Extractor fan. Wall mounted Dimplex. Vinyl flooring. Ceiling light.









Entrance Hall	4.72m x 1.39m
Sitting Room	3.66m x 4.37m
Kitchen/Diner	4.11m x 2.99m
Bedroom 1	3.38m x 2.88m
Bedroom 2	2.38m x 4.37m
Shower Room	1.44m x 2.88m

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.

**Garden**

The garden to the property sits opposite the property and is laid to grass. There is a gravelled parking area to the side.

**Council Tax Band**

Band 'B'

**EPC Band**

"E"

**Post Code**

IV19 1NA

**Services**

Mains water, electricity and drainage.

**Viewing**

Contact the selling agents

**Entry**

By Arrangement

**Price**

Offers over £120,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.



