



LANKA, 25 MOSS ROAD, TAIN IV19 1HH

Conveniently located in a quiet part of Town yet within walking distance of the centre and other local amenities this detached bungalow is offered for sale. With oil-fired central heating and double glazing, the property provides an opportunity to acquire easily-managed accommodation at an affordable price.

Created a Royal Burgh in 1066, Tain has a main line railway station, a good bus service, primary and secondary schools, hotels, branches of the major banks and various shops and other services. There are numerous recreational activities to hand including Tain & Royal Dornoch golf courses, Tain Tennis Club and bowls. Inverness is approximately 40 minutes by car.

HSPC Ref No: 44672

ACCOMMODATION COMPRISES:

Entrance vestibule with glazed door to

HALLWAY:

Airing cupboard. Loft access. Radiator.

LIVING ROOM: (4.90M x 3.70M)

Open fire with slate surround and mantel. Bay window. Wall lights. Radiator



KITCHEN: (4.00M x 3.00M)

Modern floor and wall units. Stainless steel sink and drainer. Extractor fan. Radiator. Rear passage with door to garden.



BEDROOM 1: (3.70M x 3.70M)

Window overlooking front garden. Radiator.

BEDROOM 2: (3.70M x 3.00M)

French window to back garden. Radiator.

BATHROOM:

Fully tiled with 3 piece suite, bath with electric shower over and screen. Radiator.

GARDEN:

Front garden with off-street parking areas to front and side, shrubs, trees, grass and borders.

Back garden with patio area, drying green, greenhouse and fuel oil tank. Single garage and timber shed.

SERVICES:

Mains water, electricity and drainage.

COUNCIL TAX:

Band C

PRICE:

Fixed price of £125,000

ENTRY:

By arrangement

HOME REPORT:

To view visit www.packdetails.com Ref: HP267327
Postcode: IV19 1HH or enquire of Wilsons.

VIEWING:

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

REF: DCW



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