

**DUNEDIN, 2 ESTHER PLACE,  
TAIN, ROSS-SHIRE, IV19 1HN**



**LOUNGE, SITTING ROOM, KITCHEN, DINING ROOM,  
SHOWER ROOM WITH TOILET, BATHROOM, TOILET, THREE BEDROOMS,  
STUDY/FOURTH BEDROOM, TWO ATTIC ROOMS, SUN ROOM**

Dunedin is a substantial and distinctive stone built property, located in a quiet quaint private lane and enjoys a central location a short walk from all local amenities. Although requiring upgrading and modernising, this comfortable family home has generously proportioned accommodation laid over three floors with the main living accommodation set on the ground floor. On the first floor, there is a lounge, two further bedrooms, a study/fourth bedroom and a bathroom and separate toilet. On the second floor are two nicely proportioned attic rooms. Externally, the front garden, which has been beautifully landscaped with flower beds is a real delight, and lies opposite the property. The rear of the property is fully enclosed, private and secluded, and a lane from Academy Street leads up to the property to provide off street parking. Dunedin would make an ideal family home and with its secluded and central location, viewing is highly recommended.

**OFFERS OVER £220,000.00**



## LOCATION

The Royal Burgh of Tain is a small but thriving town with a wide range of local amenities including hotels, Bank of Scotland, and a variety of shops, hotels and restaurants. Recreational and sporting facilities include a swimming pool, tennis court, and a fine local Links golf course with the championship golf course of Royal Dornoch being some 20 minutes away. Education is well provided for with a secondary school, two primary schools and nursery facilities. Inverness, the main business centre of the north, is within commuting distance and there is a regular bus and rail service to the north and south.

## DIRECTIONS

As you come into Tain, you pass the Morangie Hotel on your right and two supermarkets on the left. Follow the road onto Academy Street and take the second junction on the right hand side signposted Hill Street. Then take the first turning on the left into Esther Place and Dunedin is the second property on the row of four. If parking on the private road, please park directly in front of the property.

## ACCOMMODATION

Entrance is through a half glazed patterned front door into:

## RECEPTION HALL

This impressive hallway allows access to dining room, ground floor bedroom and rear hall. An attractive staircase leads to the first floor. Decorative tiled flooring provides an attractive feature. Corniced ceiling. Radiator. Ceiling light.

## DINING ROOM

**5.03m x 4.30m (16'9" x 14'1")**

This nicely proportioned room is an impressive area for entertaining and enjoys a front facing window with original wood panelling. Tiled fireplace with wood surround. Built-in recess with glass display cabinet and cupboard under. Carpet.

## GROUND FLOOR BEDROOM

**4.94m x 3.76m (16'2" x 12'4")**

Conveniently located on the ground floor, this nicely proportioned and bright room enjoys a front facing window and can be accessed from both the front reception hall and rear hall. Door leads into a shelved cupboard. Original fireplace which has been blocked over. Carpet. Radiator. Ceiling light.

## REAR HALL

Access is given to bedroom, shower room and sitting room. External door leads out to the car port. Carpet. Ceiling light.

## SHOWER ROOM

**2.50m x 1.99m (8'3" x 6'6")**

Comprising WC, wash hand basin and fully tiled shower cubicle fitted with an electric shower unit, seat and hand rails. Rear facing window. Radiator.

## SITTING ROOM

**4.10m x 3.69m (13'5" x 12'1")**

Nicely proportioned room with rear facing window. Door into under-stair storage cupboard. Recess with glass display cabinet and cupboard under. Original fireplace, with tiled hearth, which has been blocked over. Carpet. Ceiling light. Door leads into kitchen.

## KITCHEN

**3.80m x 2.28m (12'5" x 7'6")**

Comprising wall and base units incorporating a stainless steel sink and drainer. Hot water tap. Plumbed for washing machine and dishwasher. Space for free standing cooker and refrigerator. Door through to sun room.

## SUN ROOM

**2.23m x 1.93m (7'4" x 6'4")**

Glazed on 2 sides, this is a peaceful addition to the property and provides a very pleasant atmosphere for relaxing. Wall light. Door leads out to the rear of the property.

From the reception hall, an attractive curved staircase leads up to a split landing.

## REAR LANDING

Rear facing Velux. Door into shelved linen cupboard. Access is given to bedroom 2, study/bedroom 4, bathroom and toilet.

## BEDROOM 2

**4.07m x 3.77m (13'4" x 12'5")**

Nicely proportioned bedroom with rear facing window. Original fireplace which has been blocked over. Carpet. Wall light. Radiator.

## STUDY/ BEDROOM 4

**2.28m x 2.17m (7'6" x 7'1")**

Rear facing window. Carpet. Radiator.

## BATHROOM

**3.15m x 1.97m (10'4" x 6'5")**

Comprising bath and wash hand basin. Tiling around bath. Side facing window. Ceiling light. Carpet. Wall mounted heated towel rail.

## TOILET

**2.23m x 0.88m (7'3" x 2'11")**

WC, side facing window. Carpet. Wall light.

## FRONT LANDING

The front facing landing has attractive original features with a window overlooking the garden. Access is given to bedroom 3 and lounge.

## LOUNGE

**4.82m x 4.44m (15'9" x 14'7")**

This elegant and substantial sized room enjoys a double aspect. A main feature of this room is the attractive tiled fireplace with decorative surround which provides an attractive focal point. Shelved recess. Ceiling light. Radiator.

## BEDROOM 3

**5.01m x 4.27m (16'5" x 14')**

Nicely proportioned, bright room enjoying a front facing window overlooking the garden. Original fireplace which has been blocked over. Door into slim cupboard with coat hooks and shelf.

Stairs lead up to 2nd floor landing which gives access to two attic rooms.

## ATTIC ROOM 1

**4.33m x 3.26m (14'3" x 10'8")**

Front facing window. Coomb ceiling. Original fireplace which has been blocked over.

## ATTIC ROOM 2

**4.73m 3.35m (15'6" x 10'11")**

Front facing window. Coomb ceiling.

## NOTE

With the appropriate permissions and the installation of an electrical supply, there is the potential to turn both Attic rooms into further bedroom accommodation.

## GARDEN

The property benefits from a beautifully landscaped and well maintained, charming front garden which lies opposite the property. The garden is mainly laid to lawn with established flower beds and a variety of shrubs, bushes and trees. The rear of the property is fully enclosed and very private and secluded. Off street parking is provided to the rear off Academy Street. Oil tank. Carport.

## COUNCIL TAX BAND

Band 'E'

## EPC BAND

Band 'E'

## POST CODE

IV19 1HN

## SERVICES

Mains water, electricity and drainage.

## VIEWING

Contact the selling agents

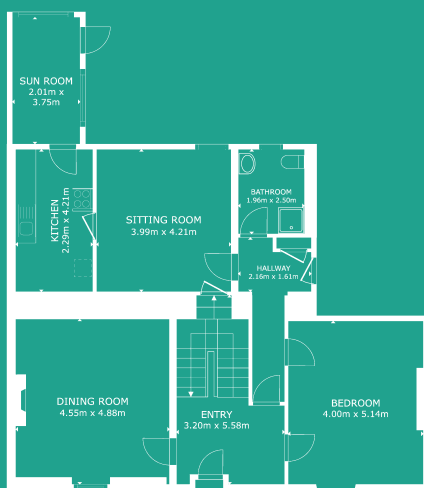
## ENTRY

By Arrangement

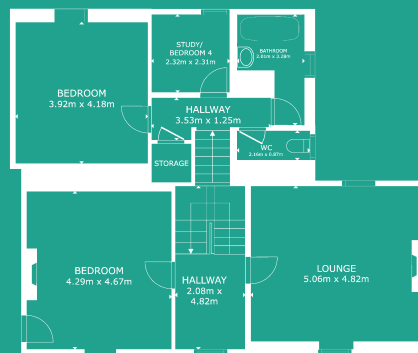
## PRICE

Offers Over £220,000.00 in Scottish Legal form are invited. Only parties who note interest formally will be informed of any closing date that may be set.

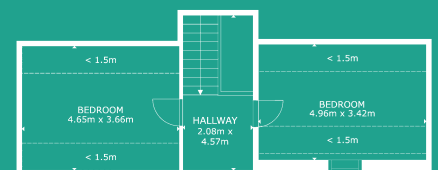
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FLOOR 1



FLOOR 2



FLOOR 3