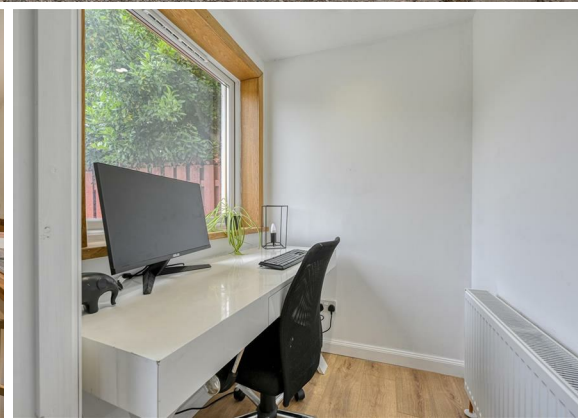




**Lily Cottage, 7
Manse Street,
Tain, Highland,
IV19 1AN**

Offers Over
£210,000



- Spacious 3-bed semi detached cottage in central location
- Beautifully presented and thoughtfully designed throughout
- Enclosed sunny garden, patio, 3 sheds, drive for 2 cars, EV charger
- Planning application submitted for detached garage
- Ideal for families or those looking for retirement property
- EPC band C

Fantastic opportunity to acquire this beautifully presented semi-detached cottage, ideally situated in a central location just off Tain High Street. This charming and versatile home has been thoughtfully upgraded and stylishly presented, while retaining many of its original character features. Offering spacious accommodation over two floors, including a generously proportioned ground-floor bedroom with en-suite facilities, the property would appeal to a wide range of buyers, including families, first-time buyers and those seeking the convenience of single-level living. The welcoming porch opens into the property, where a feature staircase creates an impressive focal point. The stylish lounge is full of character, featuring a wood-burning stove with brick surround, creating a warm and inviting atmosphere. The kitchen, thoughtfully designed by the well-regarded local business Ferries Kitchens, compliments the character of the property and is fitted with a range of wall and base units, integrated Neff appliances including an oven, electric hob, extractor and dishwasher, and space for an under counter fridge or freezer. There is excellent space for a dining table and four chairs, while a second wood-burning stove adds further charm and warmth. A spacious utility room provides a good range of base units, together with space for a washing machine, tumble dryer and fridge/freezer. A separate office offers an ideal space for home working. The impressive ground-floor bedroom is generously proportioned and benefits from a large walk-in wardrobe and stylish en-suite shower room, providing excellent flexibility. The family bathroom features a stylish bath, together with a separate mains-fed shower. Upstairs, the second bedroom is a generous double room with an abundance of natural light. The third bedroom is also bright and well proportioned, with two fitted wardrobes providing excellent built-in storage.

The property has benefited from several upgrades, including internal wall insulation, windows and a new boiler. Further benefits include oil-fired central heating and double glazing throughout. Externally, the spacious rear garden provides an excellent outdoor area, with a patio ideal for entertaining and three sheds offering useful additional storage. A charming stone wall adds further character to the garden. To the front, the property benefits from off-street parking for two cars and an EV charging point. Planning permission has also been submitted for a detached garage, subject to the necessary consents. With its blend of period charm, modern upgrades, generous accommodation and excellent flexibility, this property is ideally suited to first-time buyers, families, professionals or those looking for a comfortable retirement or ground-floor living home.

Location

Tain is a historic Highland town and Scotland's oldest Royal Burgh, with its Royal Charter dating back to 1066. Steeped in history and character, the town enjoys a picturesque setting in Easter Ross and provides an excellent base from which to explore the spectacular scenery of the Highlands. The property is particularly well positioned, situated just off Tain High Street and within easy reach of the town centre and its range of local amenities. Tain offers a good selection of independent shops, cafés, restaurants, supermarkets and everyday services, together with schooling and a variety of community facilities. The town also benefits from its own railway station, providing connections towards Inverness and northwards through the Highlands, while the A9 offers convenient road access to the wider region. Tain's historic character is complemented by its beautiful surrounding landscape. The town lies close to the Dornoch Firth and is ideally placed for enjoying the area's beaches, woodland, countryside and coastal scenery. The surrounding area offers excellent opportunities for walking, cycling, wildlife watching, golf and a wide range of outdoor pursuits.

Extras: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include electric oven, electric hob, extractor and dishwasher. Free standing freezer, fridge, washing machine and tumble dryer by separate negotiation.

Services: Mains electricity, water and drainage. Oil heating, Telephone and fibre broadband.

Council Tax: Band D

Tenure: Freehold.

Floor area: 145m²

Entry: By mutual agreement.

Viewing: Don't delay - get in touch with Tailormade Moves today to arrange a viewing

Lounge

15'1" x 14'2" (4.60 x 4.34)

Kitchen

16'7" x 11'9" (5.07 x 3.60)

Utility

11'9" x 7'7" (3.59 x 2.33)

Office

5'0" x 4'5" (1.53 x 1.35)

Principle Bedroom (ground floor)

14'4" x 9'5" (4.38 x 2.89)

Principle En-suite

6'5" x 7'4" (1.98 x 2.26)

Bathroom

7'5" x 11'6" (2.27 x 3.52)

Bedroom 2

11'5" x 14'8" (3.48 x 4.49)

Bedroom 3

14'8" x 11'5" (4.48 x 3.50)







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