



Shandwick Street, Tain, IV19 1BQ

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PROPERTY PROFESSIONALS



- Generous Living Room With Multi-Fuel Stove
- Modern Kitchen With Integrated Appliances
- Versatile Ground Floor Dining Room/3rd Bedroom
- Feature Spiral Staircase Adds Unique Character
- Two Large Double Bedrooms Upstairs
- Stylish Bathroom With Shower Over Bath
- Oil Fired Central Heating
- Double Glazed Windows Including Sash Styles
- Integral Store And Separate Garden Shed
- Excellent Potential To Add Personal Touches

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This stone built home on Shandwick Street captures the character of Tain's traditional architecture while offering the space and flexibility modern living demands. Set over two floors, it provides generous rooms, multi-fuel stoves and a private garden, making it a superb opportunity for anyone seeking a property with charm, practicality and potential in equal measure.

Stepping through the front door, the entrance hallway leads directly into the main living spaces. The living room sits to the front of the home, its size and proportions giving an immediate sense of space. Light grey painted walls and tiled flooring keep the room bright and low maintenance, while a large white fireplace with a multi-fuel stove forms a striking focal point. Two radiators also help to provide warmth. In one corner is a metal spiral staircase which adds a distinctive feature that links the two floors.

The kitchen sits just off the living room and is fitted with a smart combination of light wooden cabinets and black worktops, complemented by matching splashbacks for a cohesive look. A stainless steel sink sits beneath one window, while integrated appliances include a built-in oven with electric hob alongside. The room feels practical and contemporary, with a second side window keeping it light and direct access provided to the rear garden through a glazed door.

Also on this floor is another large room that could serve as a dining room, family room or third bedroom. A dark wooden fireplace surround houses a multi-fuel stove, creating a cosy and welcoming feature. Windows to both the front and rear bring in plenty of natural light, while neutral walls make the room easy to style to personal taste.

Upstairs, the two double bedrooms offer plenty of space and flexibility. The first is a bright and appealing room with clean, light décor, that has a bold blue feature wall adding contrast. A dormer window to the front is complemented by a Velux rooflight at the rear. A built-in cupboard provides practical storage while the layout easily accommodates a full double bed and furnishings. The second bedroom mirrors the size and light of the first, again featuring both dormer and rooflight windows, along with a built-in cupboard and a radiator near the door.

The bathroom is finished in a smart, modern style with large white marble-effect tiles creating a polished backdrop. A P-shaped bath includes a curved glass screen and overhead shower, with a white wash basin and matching toilet installed. A chrome towel radiator adds both warmth and style, completing a fresh and practical space.

The home benefits from a full oil-fired central heating system supplied by a Boulter boiler housed within the garden shed, along with insulated hot water cylinders. Windows are a mix of traditional timber sash and modern double-glazed units, combining classic appearance with efficiency.

Outside, the property includes a small garden to the rear, enclosed by a mix of block walls and timber fencing. Lawn and shrubs add greenery, while a timber built shed provides useful storage. There is also an integral rear store forming part of the main building. A shared driveway runs alongside the gable end, offering convenient access and additional parking options.

With its spacious interior, period character and scope for personal finishing touches, this is a home that offers both charm and opportunity. Set just a short stroll from Tain's shops, cafés and amenities, early viewing is strongly encouraged to fully appreciate its potential and setting.

ABOUT TAIN

Tain is a historic town known for its rich heritage and scenic surroundings. Tain is the oldest Royal Burgh in Scotland, boasting a fascinating history dating back to the 11th century. Its iconic Tain Through Time museum offers a glimpse into its past, showcasing archaeological finds and medieval artefacts.

The town is well known as the home of the world famous Glenmorangie Distillery, a whisky enjoyed globally, also contributing to its status as a key stop on the North Coast 500 route. Tain provides plenty of amenities, including supermarkets, local shops and cafes, plus primary schools and a secondary school, plus for the keen golfers there's the Tain Golf Club. The town hosts vibrant community events throughout the year, fostering a strong sense of local pride and camaraderie.

Whether exploring its medieval roots or enjoying outdoor pursuits, Tain offers a quintessential Scottish town lifestyle enriched by its enduring traditions and picturesque surroundings.





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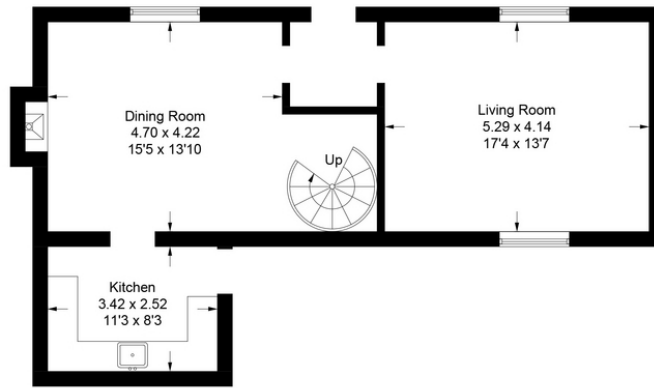
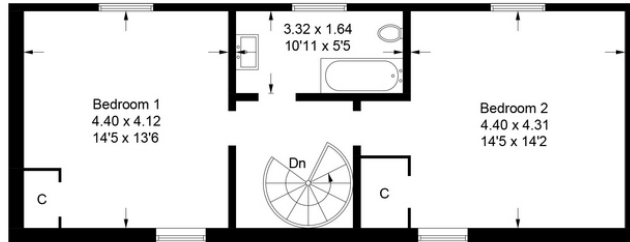
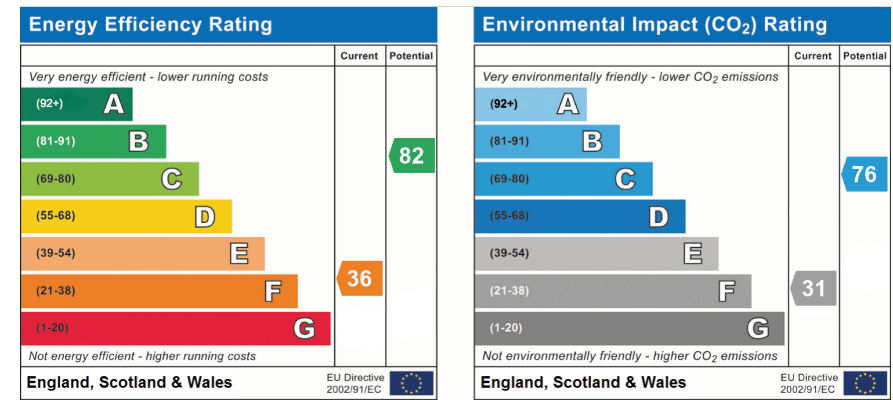


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