# 4 Stafford Street

Tain, IV19 1BP

Offers Over £220,000

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# Stafford Street

## Tain, IV19 1BP

4 Stafford Street is a charming end of terrace house, refurbished to a very high standard. The three-storey house was built in 1825, is Grade C listed, and is situated in the Tain Conservation Area. The property benefits from some excellent online reviews. The accommodation is open for bookings for 9 months of the year to suit the lifestyle of the current owners. Tain is a delightful and bustling town located in the picturesque Highlands of Scotland; Ross and Cromarty is a prime tourist destination renowned for outstanding landscapes and diverse activities and benefits from high occupancy levels and visitors throughout the year. This business has proven to be a thriving success and is an outstanding opportunity for any prospective purchaser.

The hospitality industry remains a high value and sustainable sector in area with the northern Highlands being a popular destination. Demand for short, weekend and long stay break accommodation is high, and Stafford Street is ideally situated to take full advantage and meet this demand.

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## The Business

The rise in popularity of holidaying in the UK – "staycation", has led to a mini boom for the UK tourist industry. In particular, holiday lets have proven to be a lucrative investment option, particularly when the accommodation is set in close proximity to tourist hot spots such as the North Coast 500; these offer an excellent investment for those looking to make a healthy profit in terms of low risk and high yield assets.

Proximity to Nigg Energy Park offers an opportunity to further develop the business during the low season by offering serviced accommodation to business guests.

4 Stafford Street offers an ideal opportunity for investors to purchase a well-established and profitable self-catering holiday let accommodation in this charming town. The property accommodates families or groups of friends by providing guests with spacious social areas and sleeping configurations to accommodate up to 7 people.

This is a turnkey operation annual trading history will demonstrate high occupancy levels from March-December. The accommodation also boasts 4.99 out of 5-star customer satisfaction rating. It is an ideal opportunity to create a steady income stream.

Full trading information will be provided after formal viewing has taken place.

## The Property

The front door opens from the main street into a light and spacious hall, with a large under stairs cupboard. To the left is the lounge. This room has a contemporary feel with laminate floor, dual aspect windows, and decorative fireplace. On the opposite side of the hall is a modern kitchen fitted with a good range of base and wall mounted units. Integrated appliances include fridge, oven, and hob with extractor fan. A door to the rear provides access to the utility area with freezer, washing machine and tumble dryer. There is a small WC with wash hand basin. The rear garden is accessed from the utility room.

The staircase from the front hall leads to the first floor. To the right is the master bedroom. This spacious and elegant room has dual aspect; built-in wardrobe and separate linen storage, along with some lovely original features such as cornicing. It is currently set up as a family room. On the opposite side of the landing is a twin bedroom with ensuite shower room, walk-in wardrobe, and storage. This room has a window overlooking Stafford Street. The family bathroom is also off the landing with bath, sink and WC.

Staircase leads to the second floor third bedroom, and access to large loft storage area. This spacious twin room, with a dormer window onto Stafford Street and Velux window overlooking the garden.

The property has mains electricity, water and drainage. Electric heating with programmable wireless room thermostats.

## External

There is a large, enclosed garden at the rear of the property. Entrance to the garden is from the back door and via the Garden Entrance from the side street. There is a patio and seating area immediately outside the back door. Steps lead up to the back garden, which is mainly laid to lawn. The garden is fully enclosed. Double gates give access from the side street to an off-road parking area. There are two garden sheds.

## Situation

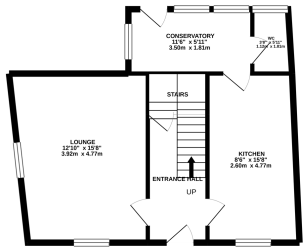
4 Stafford Street is a short walk form the centre of Tain and benefits greatly from its close proximity to the North Coast 500 and Easterross Peninsula tourism initiative. Situated just off the A9, this small but thriving town is well serviced with excellent road and public transport networks and offers easy access for Inverness, Invergordon and Wick.

The town offers a wide range of services and amenities including shopping, business, and leisure facilities, together with primary and secondary schooling and health care facilities. Inverness is 34 miles south and provides a raft of amenities, shopping and services. Good transport links include rail (with dedicated sleeper service to London), and Inverness Airport offering a number of flights throughout the UK and to mainland Europe.

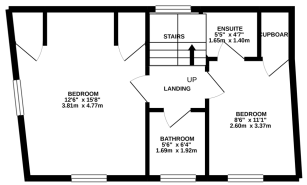
Tain is an ideal base for exploring the surrounding area of the northern Highlands with its outstanding scenery, host of historical, cultural, outdoor and leisure pursuits. On offer are scenic landscapes, forest walks, beautiful award-winning beaches, rugged glens, championship golf courses, loch and sea fishing, Whisky Trails, seaside towns, market burghs and turreted castles. The area boasts an extensive and diverse tourist trade.

The hospitality industry remains a high value and sustainable sector in area with the northern Highlands being a popular destination. Demand for short, weekend and long stay break accommodation is high, and 4 Stafford Street is ideally situated to take full advantage and meet this demand.

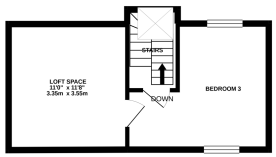
GROUND FLOOR
491 sq.ft. (45.7 sq.m.) approx.




1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.




2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.




TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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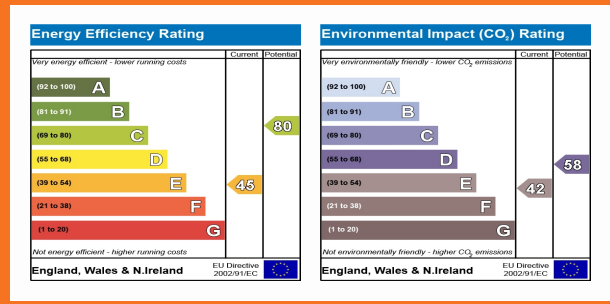


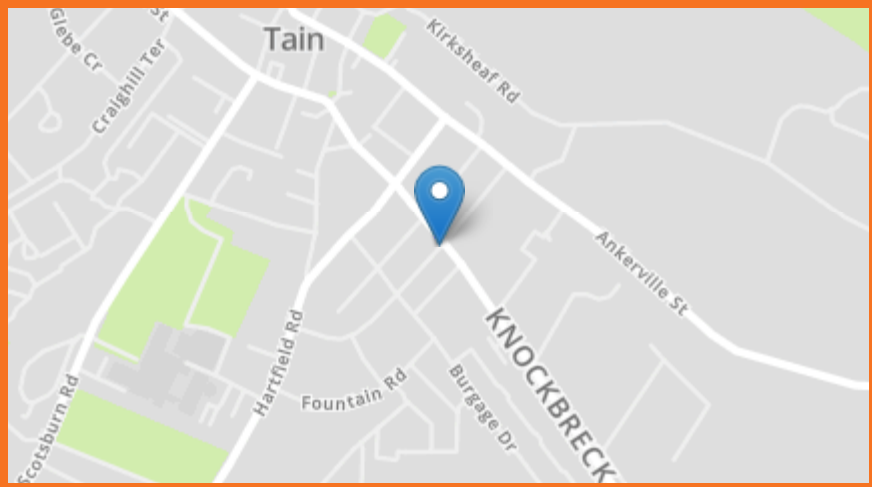


62 High Street, Elgin
Moray
IV30 1BU
0134 361 0520
info@cclproperty.com