



An extended two bedroom end terraced house in the heart of Tain only a few minutes from local amenities



01463 211 116



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this extended two-bedroom end-of-terrace house in the centre of Tain, conveniently located for local shopping, educational and transport facilities.

THE LIVING ROOM



Inside, the property comprises:

- Spacious living room
- Kitchen with a backdoor to garden
- Ground floor bathroom
- Two double bedrooms

THE KITCHEN



THE BATHROOM



BEDROOM 1



BEDROOM 2

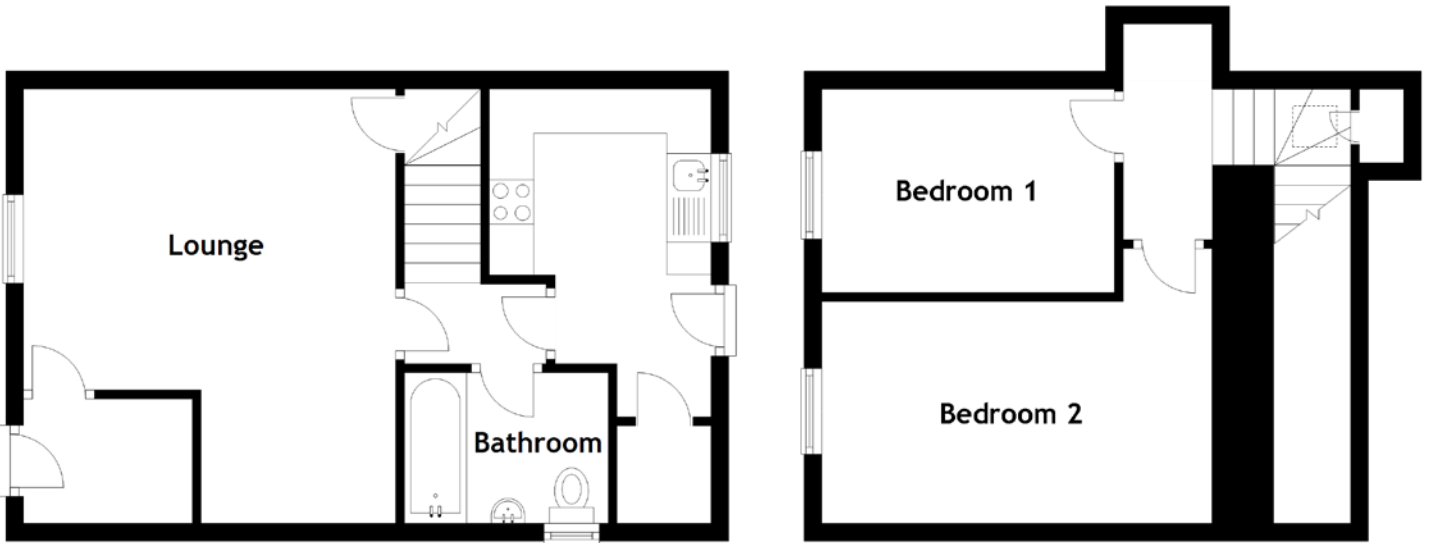


Additionally, the property comes with a gated enclosed rear garden that is all patio for low maintenance.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge 4.90m (16'1") x 4.20m (13'9")
Kitchen 3.70m (12'2") x 2.50m (8'2")

Bathroom 2.30m (7'7") x 1.70m (5'7")
Bedroom 1 3.30m (10'10") x 2.30m (7'6")
Bedroom 2 4.40m (14'5") x 3.10m (10'2")

Gross internal floor area (m²): 63m² | EPC Rating: F



THE LOCATION

This attractive property is located near the centre of Tain, Scotland's oldest Royal Burgh. Tain is well served by supermarkets but unusually still retains many small family businesses in the High Street. A modern health centre has just been opened nearby with Craighill Primary School and Tain Royal Academy, a short walk away. A regular commuter train links Inverness to the South and Wick and Thurso to the North. The drive to Inverness takes approximately 50 minutes via the nearby A9 trunk road (part of the popular North Coast 500 (NC500) scenic driving route).





The Scottish Highlands are renowned for its outdoor pursuits with easy access from Inverness to the year-round sports playground of The Cairngorm National Park. The easily accessible North-West Highlands is often referred to as the last great wilderness in Europe and the area boasts some of the most beautiful beaches and mountains in Scotland.

Tain Golf Course, designed by Old Tom Morris, presents a stiff challenge for golfers with the world-famous links at Royal Dornoch but a short drive away. Tain is also the home of the 16 Men of Tain from the iconic Glenmorangie Distillery.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
CRAIG PETERS
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.