



**McEwan Fraser Legal**

Solicitors & Estate Agents

01463 211 116

Flat 1 Harbour Buildings

PORTMAHOMACK, TAIN, HIGHLAND, IV20 1YG

FLAT 1 HARBOUR BUILDINGS

This attractive property is located beside the colourful working fishing harbour in the beautiful seaside village of Portmahomack. It is uniquely placed as it is the only town or village on the East Coast of Scotland that faces west. The vast sandy beaches attract many summer visitors as does the challenging 9-hole village links golf course. The village has its own primary school, along with Post Office/convenience store and the famous "Oystercatcher" restaurant.

Tain, nine miles away, is the nearest large town and is well served by large supermarkets but unusually still retains many small family businesses in the High Street. A modern health centre has recently been opened in Tain with secondary schooling provided at Tain Royal Academy. A regular commuter train links Tain, south to Inverness the north to Wick and Thurso. The drive to Inverness, the capital of the Highlands, is approximately 40 miles. Inverness provides all the attractions and facilities one would expect to find in a thriving city environment and is acknowledged to be one of the fastest growing cities in Europe, providing a range of retail parks along with excellent cultural, educational, entertainment and medical facilities.

PART-EXCHANGE AVAILABLE. McEwan Fraser Legal are delighted to offer a wonderful opportunity to purchase this two-bedroom ground-floor flat situated overlooking a beautiful harbour in the popular seaside village of Portmahomack.

The property is all on one level with the accommodation consisting of the main hallway, bright & airy open plan lounge/fitted kitchen (complete with electric hob & oven), two bedrooms (both with fitted storage) and bathroom with heated towel rail. The property also benefits from electric heating.

Off-road parking space is available outside the property with a small factoring charge payable towards the upkeep of the building and communal gardens. This fantastic prospect would make a superb first-time-buy/holiday home or holiday let investment.





Approximate Dimensions (Taken from the widest point)

Open Plan Living	4.60m (15'1") x 3.99m (13'1")
Bedroom 1	3.00m (9'10") x 2.50m (8'2")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bathroom	3.00m (9'10") x 1.90m (6'3")

Gross internal floor area (m²): 51m² | EPC Rating: E



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Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



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ALAN SUTHERLAND
Designer

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