



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01463 211 116

**9 Shandwick Street**

TAIN, ROSS-SHIRE, IV19 1BQ





# The Location

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This attractive property is located near the centre of Tain, Scotland's oldest Royal Burgh. Tain is well served by large 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.

Inverness provides all the attractions and facilities one would expect to find in a thriving city environment. The city provides a range of retail parks along with excellent cultural, educational,

entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK and overseas destinations.

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.



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McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this spacious two-bedroom semi-detached cottage situated close to the centre of the Royal Burgh of Tain.

This accommodation is set over two levels with the ground floor consisting of entrance porch, inner hallway, lounge (has previously been used as a third bedroom), modern fitted kitchen (including integrated electric oven and hob), spacious bedroom, bathroom with shower over the bath and utility room with dining area. The upper floor comprises of a bedroom with built-in storage, boxroom study and WC.

The property benefits from electric heating and double glazing.

There is an enclosed patio area to the side with a path to access the timber shed to the rear of the property.

This charming property would make a great first-time-buy or buy-to-let investment.







# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.70m (12'2")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Dining Room	5.20m (17'1") x 1.80m (5'11")
Bedroom 1	4.60m (15'1") x 3.80m (12'6")
Bedroom 2	5.20m (17'1") x 3.00m (9'10")
Bathroom	2.80m (9'2") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 93m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Integrated electric oven, hob and timber garden shed.

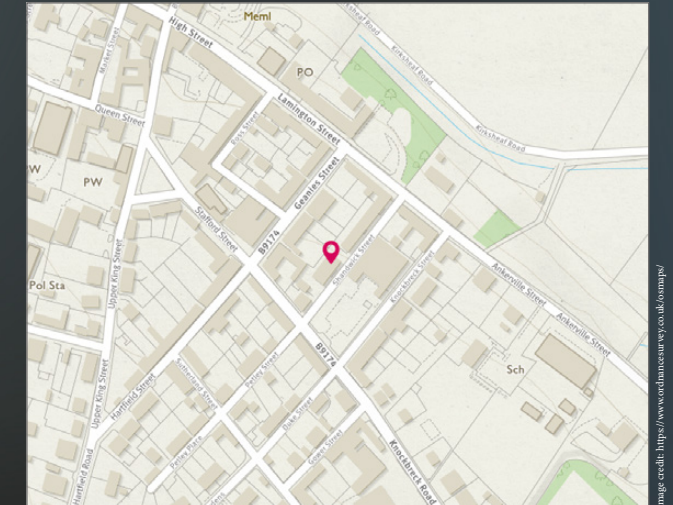


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# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**THOMAS KISSOCK**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer