



*A MODERN, SPACIOUS 4-BEDROOM
RETREAT IN THE HEART OF THE HIGHLANDS*



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Fairview is a spacious, detached bungalow situated in the quiet area of Fearn, Tain. This modern home offers an ideal balance of family living and privacy, featuring four well-sized bedrooms, including a master with an en-suite. The flexible layout ensures that every room serves a practical purpose, with a bright and airy atmosphere throughout.

The heart of the home lies in the large kitchen and dining area, a perfect space for family meals and gatherings. The kitchen is thoughtfully designed to cater to modern living, while the dining area provides ample room for entertaining. From here, a sliding glass patio door provides direct access to the patio and rear garden, seamlessly connecting indoor and outdoor living. Adjacent to this is a practical utility room, offering extra storage and access to the rear garden.







To the front of the property is the living room, a welcoming space filled with natural light, ideal for relaxing or hosting guests. This comfortable room forms the perfect setting for everyday life, with easy access to the rest of the home.



The four bedrooms are positioned thoughtfully within the property. Bedrooms two, three, and four are located at the front of the property, making the most of natural light and the surrounding views. The master bedroom, situated at the rear, offers a peaceful retreat and benefits from an en-suite with a mains shower for added privacy and convenience. Bedrooms one, two, and three all feature fitted wardrobes with mirrored doors.

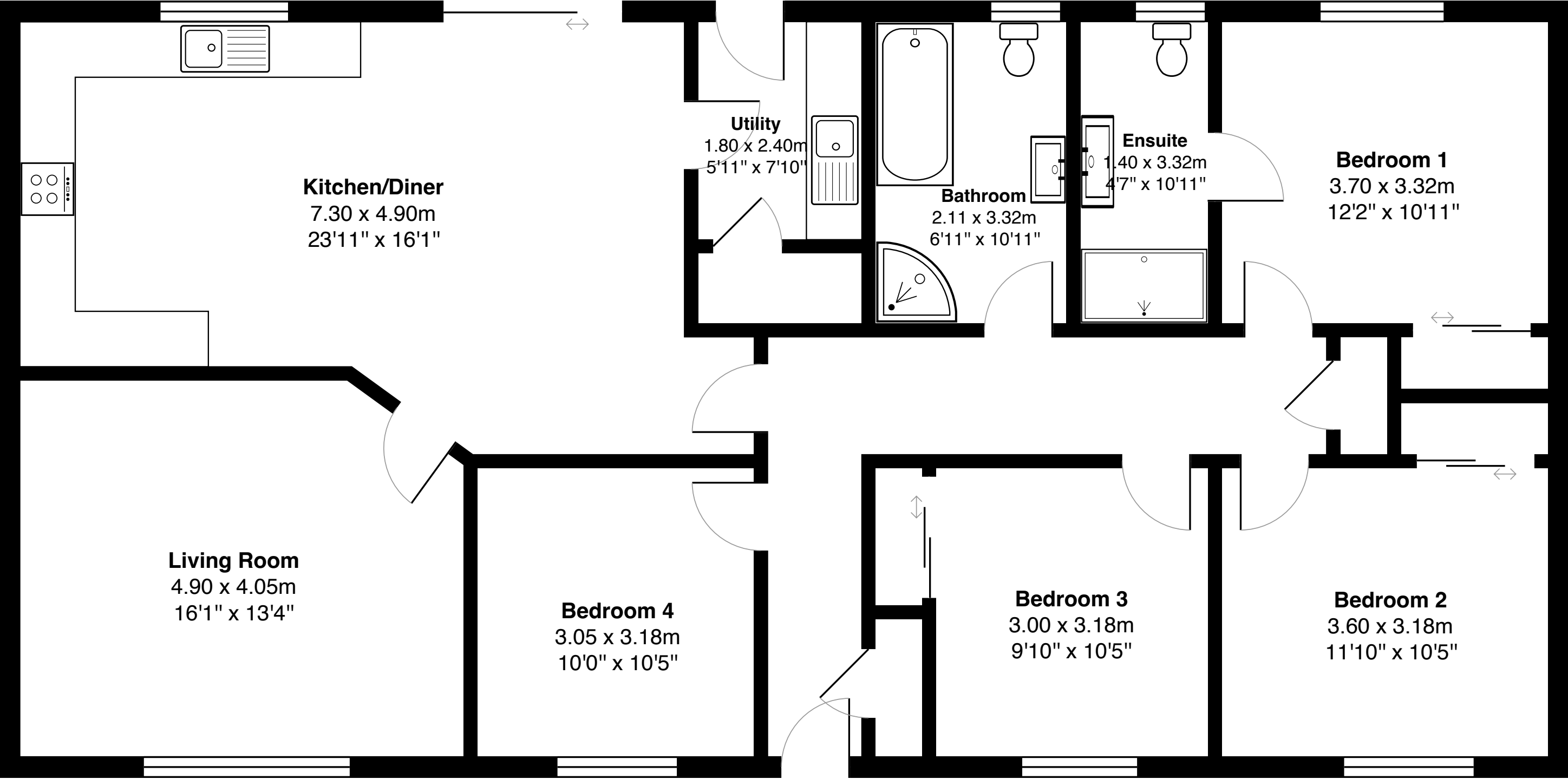
The family bathroom is spacious and equipped with both a bath and a separate mains shower, providing flexibility for family living.







For comfort throughout the year, the property is heated by an air source heating system, ensuring efficient warmth and lower energy consumption. In addition, the property benefits from generous loft space that runs the full length of the house. Approximately half of this loft has been carefully boarded for storage, which has been raised on stilts to preserve the full depth of insulation. This thoughtful design maximises heat efficiency, reduces energy costs, and contributes to the property's eco-friendly appeal, making it a cost-effective option for modern living.



Gross internal floor area (m²): 131m²
EPC Rating: C



Externally, the property features a gravelled driveway with ample parking space for up to nine vehicles. The garage, which is insulated and lit, has an electric roller door at the front, with external access from the rear garden. While attached to the property, the garage remains separate for added privacy. With the correct planning permissions, the garage could be altered or converted to suit a variety of needs.

Set on a plot of approximately 0.4 acres, the garden offers plenty of space for outdoor living. The rear garden is fully enclosed, mainly laid to lawn with a patio area perfect for enjoying the outdoors. Half of the front garden is also enclosed, offering additional security.

Across the track road, an additional enclosed garden provides even more outdoor space, with established flower borders and a lawned area, ideal for personalization.

Fairview offers a unique opportunity for those seeking a modern, well-maintained home in a tranquil location, with space and flexibility for family living, while benefiting from reduced running costs, a reduced carbon footprint, and a safer environment, perfect for young families.





Situated on the outskirts of Fearn and the Seaboard Villages in Easter Ross, this property offers the ideal combination of rural tranquility and convenient access to local amenities and transport links. The nearby village of Balintore provides a Spar shop, post office, community centre, and chemist, making it a practical option for daily needs. The nearby town of Tain provides a wider selection of amenities, including supermarkets, cafes, restaurants, and healthcare services.

For families, Tain Academy serves secondary education, while Hilton of Cadboll Primary School caters to younger children, making this area ideal for families.

Outdoor enthusiasts will appreciate the surrounding area, which offers abundant opportunities for walking, cycling, and enjoying the natural beauty of the Scottish Highlands. The property is ideally located near the coast, with stunning landscapes and scenic views of the countryside.

For those relying on public transport, Fearn Railway Station is nearby, offering regular services to Inverness with a journey time of approximately 1 hour and 15 minutes.

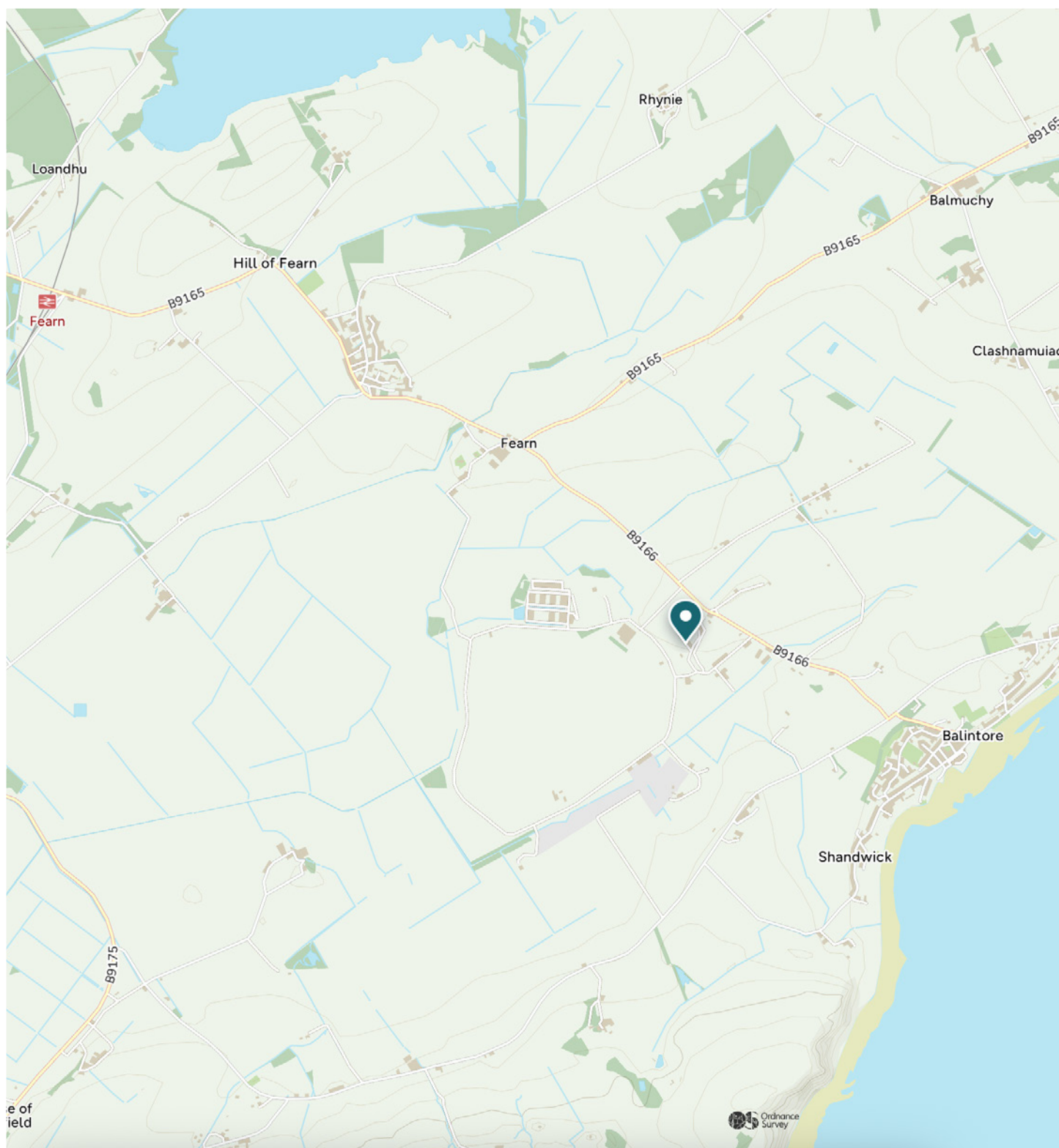


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