



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**Flat 2, 2 Sutherland Street**

TAIN, ROSS-SHIRE, HIGHLAND, IV19 1DQ



# TAIN

## ROSS-SHIRE



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.

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.





# FLAT 2, 2

## SUTHERLAND STREET



McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this attractive two-bedroom ground-floor flat with own door entrance situated near the centre of the Royal Burgh of Tain. Built around 1900, this property has been modernised and extended to create an ideal first-time-buy or investment opportunity.

This accommodation consists of hallway, lounge with open fire, modern fitted dining kitchen with breakfast bar (including electric oven & hob, washing machine & dishwasher), two bedrooms

with hanging garment storage and family bathroom with shower over the bath.

The property benefits from electric storage heating and double glazing. The private parking area to the front of the property comes with an allocated off-street parking space.

This lovely property provides an excellent prospect to get a foot on the property ladder or alternatively a chance to start or add to an investment portfolio.







# PROPERTY SPECIFICATIONS

## FLOOR PLAN | DIMENSIONS | LOCATION



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.85m (15'11") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	3.60m (11'10") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: E

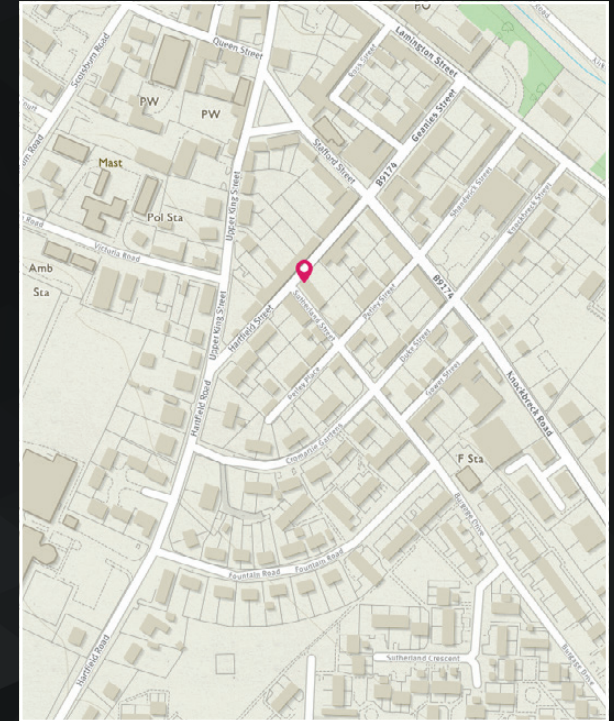


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