

# 8 Main Street

INVER, TAIN, IV20 1SB



*THREE BEDROOM END OF TERRACE HOUSE  
IN THE VILLAGE OF INVER*



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Mcewan Fraser Legal are pleased to bring to the market this fantastic 3 bedroom end of terraced house in the quiet Village of Inver, near Tain. Set on a quiet lane close to Inver Bay, this house is an exciting opportunity for someone to create a wonderful family home by the water or an ideal investment holiday home or holiday let. The property needs refurbishment internally but has fantastic room sizes and layout, just ready for someone to modernise.

Inside the property compromises of

- Three double bedrooms all with fitted storage cupboards
- Family bathroom with shower cubicle
- Spacious lounge
- Large kitchen with dining area space
- Sun room Conservatory

Outside the property has a manageable size rear garden with a hard standing parking space. This is a lovely coastal highland retreat that will make an ideal investment for the future and fantastic holiday home.

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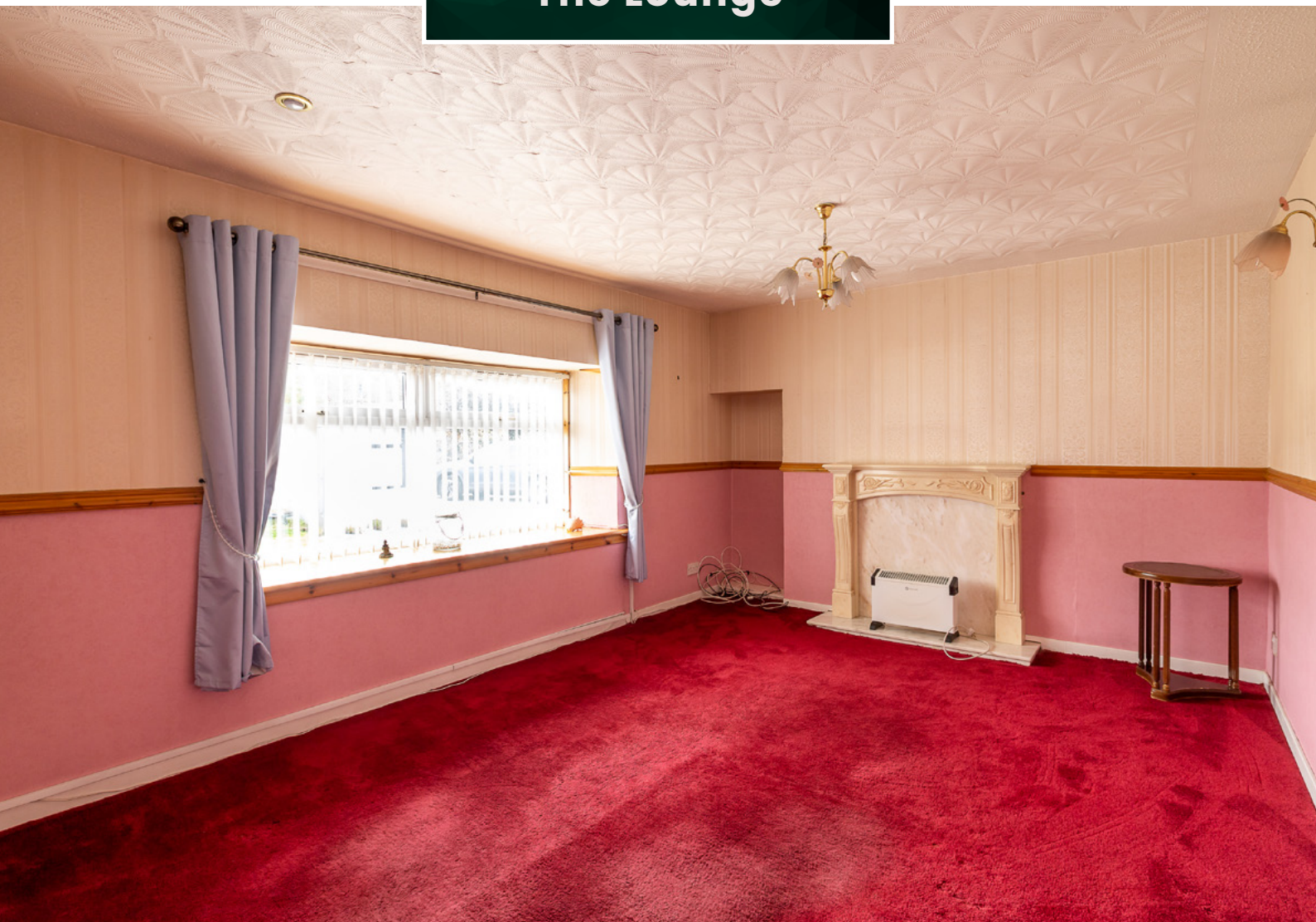
# The Kitchen







**The Lounge**







**Bedroom 1**







**Bedroom 2 & 3**







Approximate Dimensions  
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.40m (11'2")
Kitchen	4.80m (15'9") x 3.20m (10'6")
Conservatory	2.50m (8'2") x 1.90m (6'3")
Bedroom 1	3.90m (12'10") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.70m (8'10")
Bedroom 3	2.80m (9'2") x 2.20m (7'3")
Shower Room	3.20m (10'6") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 85m<sup>2</sup>

EPC Rating: F

***The current owners also have a small plot of land opposite the property with a garage that is on a separate title but would be willing to include with the sale dependant on the offer amount.***





**Garden & Garage**







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This very attractive refurbishment opportunity is located in the quiet coastal village of Inver, Easter Ross. The name Inver simply means “River mouth” which is inspired by Inver bay entering the Dornoch Firth just North of the village. Inver has glorious sandy beaches stretching along the coastline in both directions and a public slipway for fishing and leisure craft. The village also has a modern primary school, pub and village hall that plays host to many activities.

Tain, approximately six 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 just 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 38 miles. Inverness provides all the attractions and facilities one would expect to find in a thriving city environment whilst offering spectacular scenery and places of historical interest. Acknowledged to be one of the fastest growing cities in Europe, 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.

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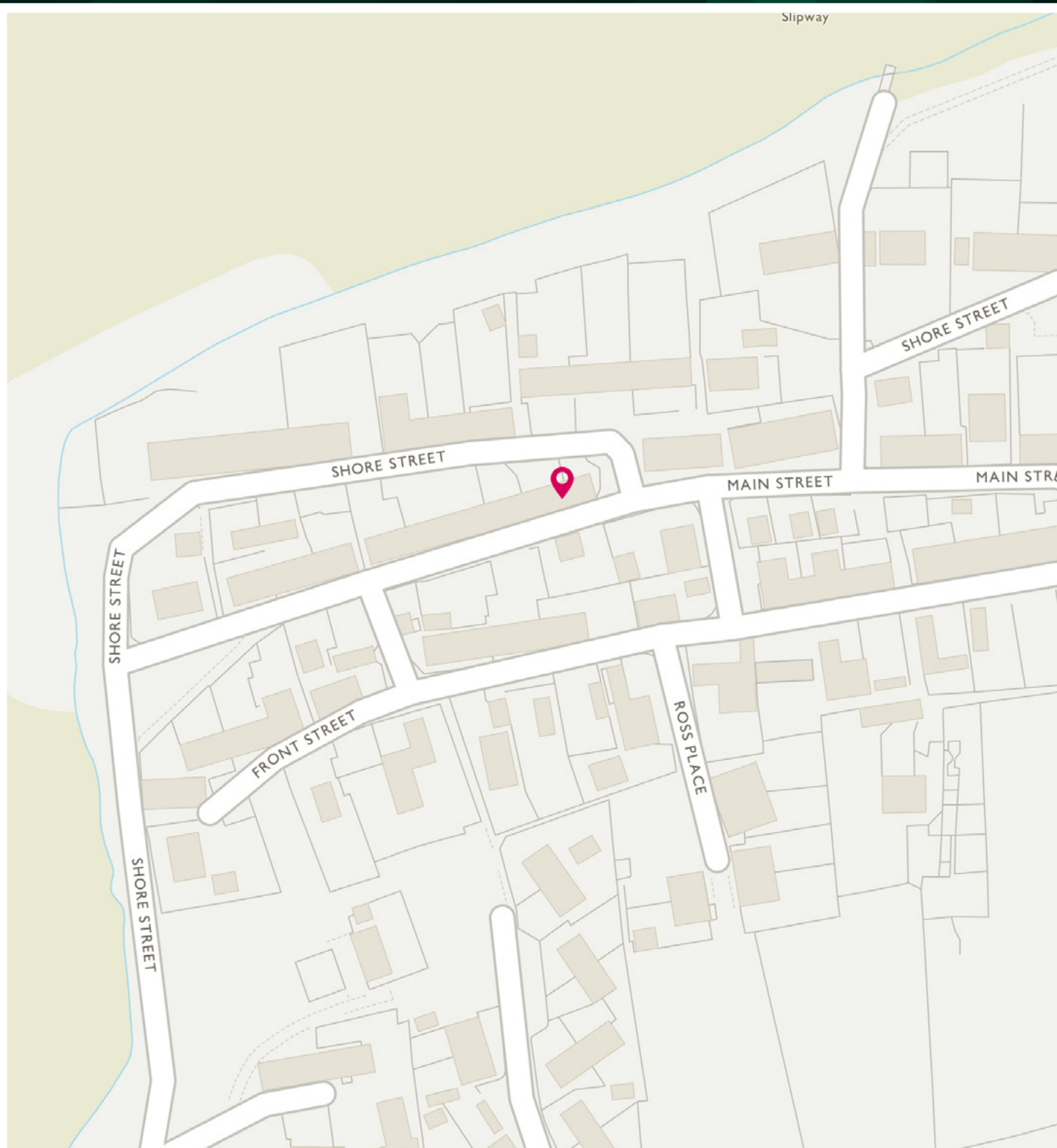


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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Text and description  
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