

# alblair House

Edderton, Tain, Highland, IV19 1LF



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents



# alblair House

Edderton, Tain, Highland, IV19 1LF

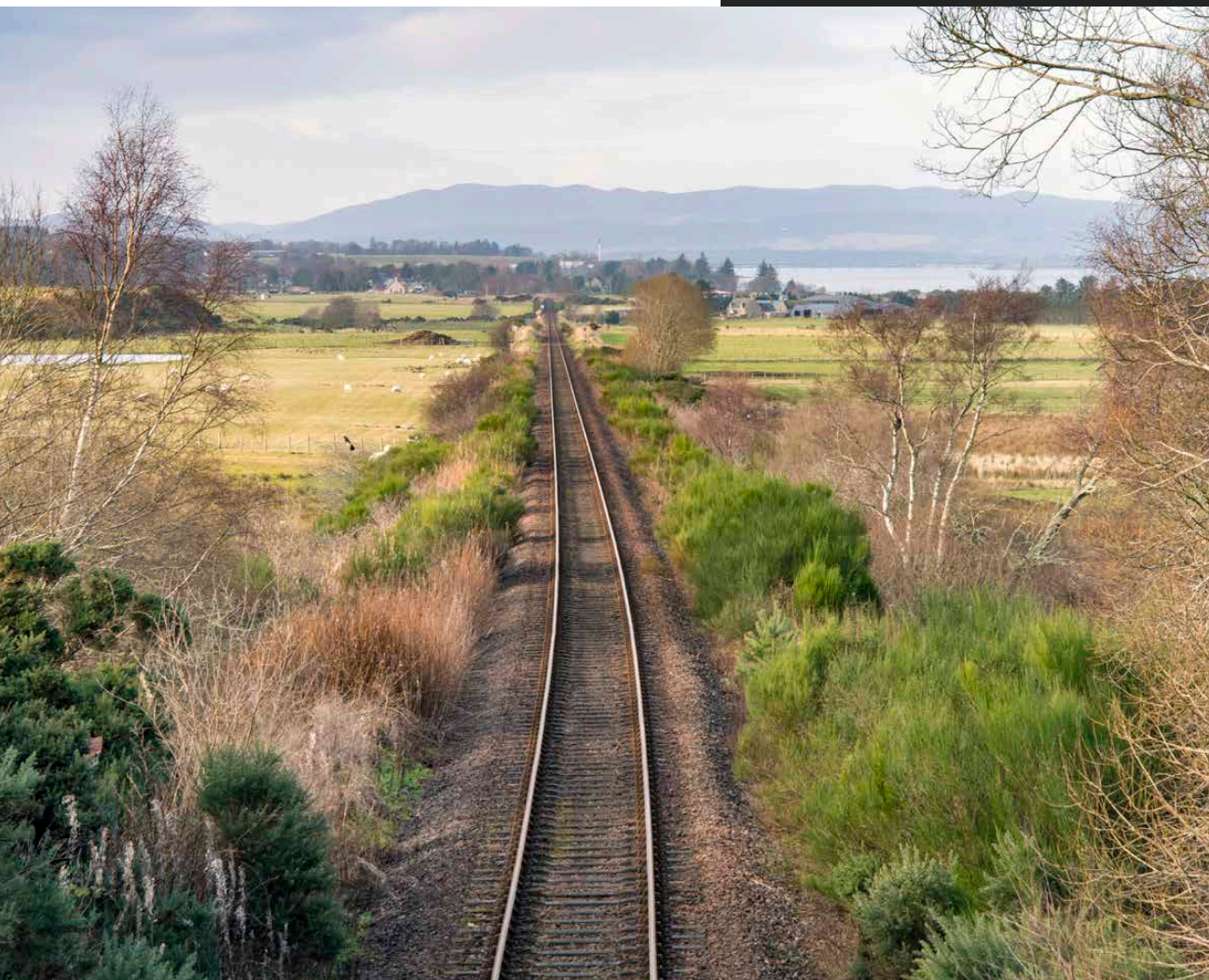


a wonderful chance to acquire  
a very substantial property in a  
fantastic village location





# LOCATION



Edderton is located five miles from Tain, Scotland's oldest Royal Burgh and nine miles from Dornoch, home of one of the world's most iconic golf courses.

This substantial property is only two miles from the A9 trunk road.

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 and a modern health center has just been opened.

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, the capital of The Highlands, 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.







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 celebrated links at Royal Dornoch a short drive away. Tain is also the home of the 16 Men of Tain from the renowned Glenmorangie Distillery.



# alblair House

McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this detached former care home which was, up to 2016, operated as an HMO supporting vulnerable adults. The property was also previously used as a guest house, ideally located only two miles from the A9 and the ever-popular North Coast 500 (NC500) tourist driving route.

Balblair House was constructed as a traditional Victorian villa around the 1880s. This substantial property with its imposing façade is set within an acre of mature private gardens and is set back from the main road within the charming village of Edderton. The property retains many original features despite being adapted for its recent role as a care home.

The property has 13 bedrooms in total with 10 having modern en-suites, along with several lounges, large dining area, commercial kitchen and offices.

The overall layout of the property is very flexible which would allow it to be used for several different purposes within hospitality or care sectors or a large family home.

The property sits in a large area of garden ground mainly laid to lawn offset by mature shrubs, bushes and trees.

This is a wonderful chance to acquire a very substantial property in a fantastic village location.



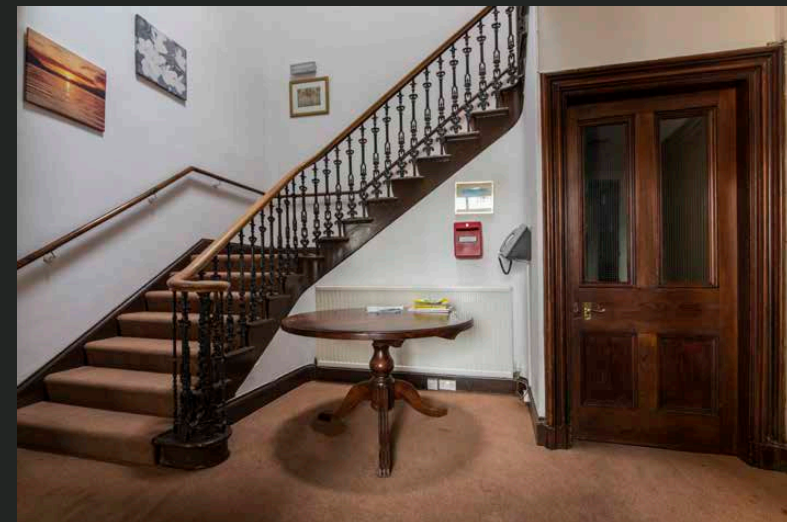
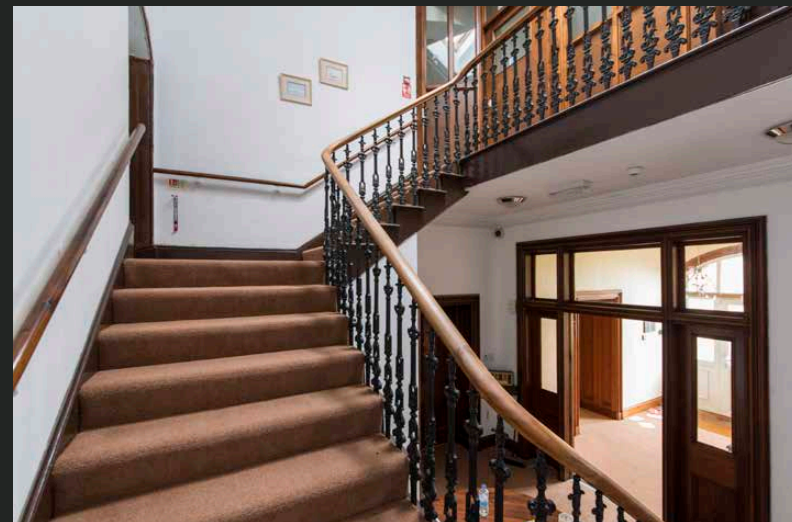
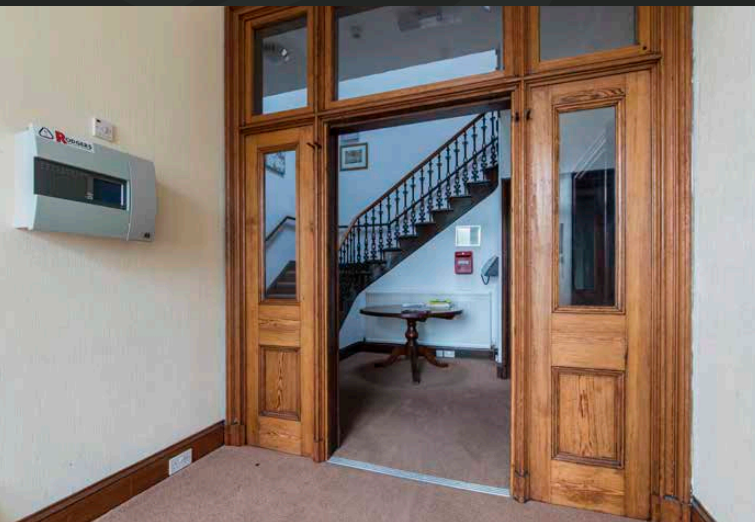


# ACCOMMODATION

**GROUND FLOOR:** Entrance vestibule, main hallway, lounge, dining room, conservatory, commercial kitchen, utility room, store-room, bathroom and seven bedrooms (six with en-suite showers and one with en-suite WC).

**MIDDLE FLOOR:** Laundry room.

**UPPER FLOOR:** Six Bedrooms (three with en-suite showers) & separate shower-room.













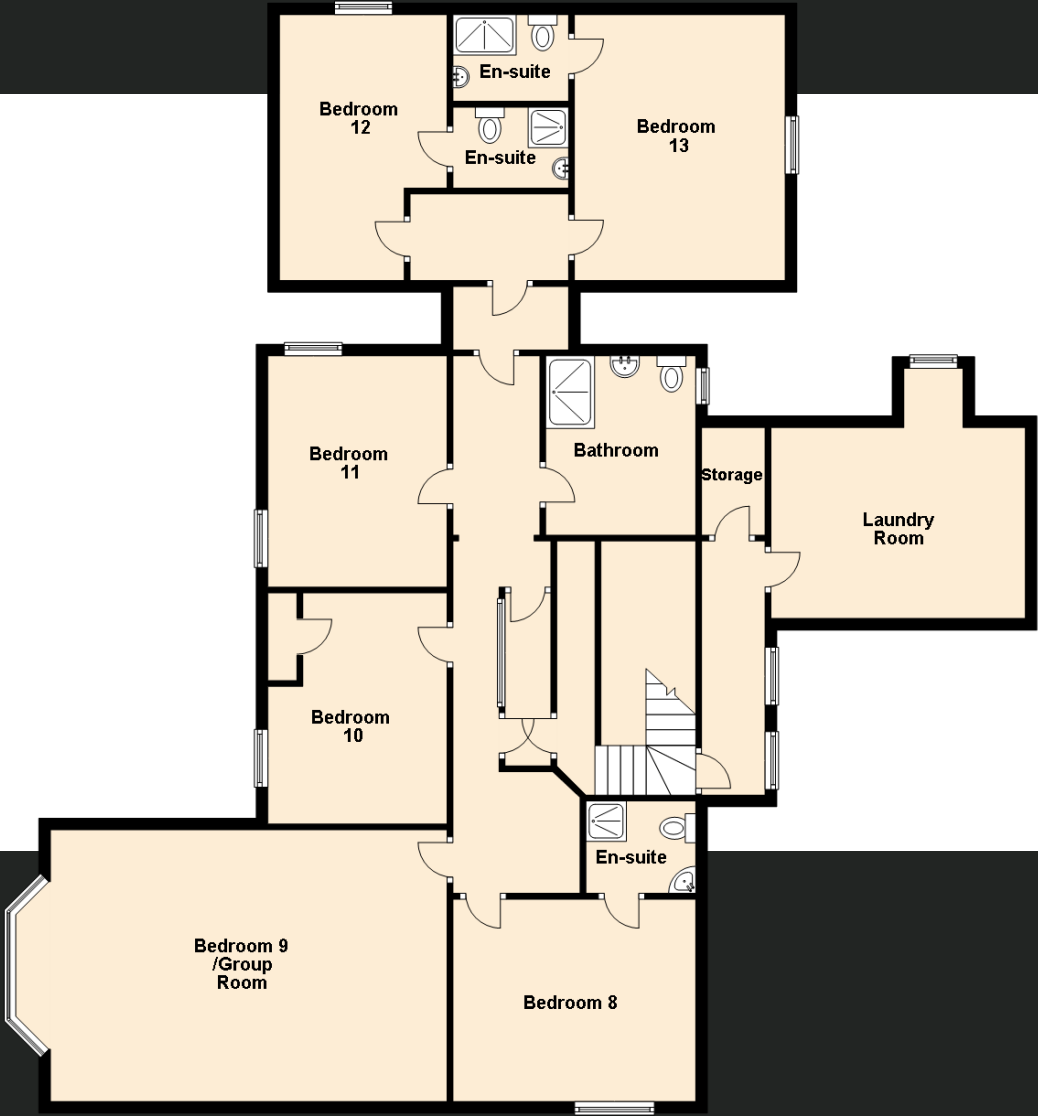


13 bedrooms  
in total with  
10 having  
modern  
en-suites





# SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Vestibule	4.00m (13'1") x 2.50m (8'2")
Lounge	7.80m (25'7") x 4.70m (15'5")
Dining Room	6.20m (20'4") x 4.60m (15'1")
Sun Room	4.80m (15'9") x 2.90m (9'6")
Kitchen	7.30m (23'11") x 4.80m (15'9")
Utility	2.96m (9'8") x 1.90m (6'3")
Bedroom 1	5.10m (16'9") x 4.70m (15'5")
En-suite	2.60m (8'6") x 1.30m (4'3")
Bedroom 2	5.20m (17'1") x 3.30m (10'10")
En-suite	2.60m (8'6") x 1.30m (4'3")
Bedroom 3/Office	3.90m (12'10") x 3.60m (11'10")
En-suite	2.90m (9'6") x 0.90m (2'11")
Bedroom 4	4.60m (15'1") x 3.80m (12'6")
En-suite	1.90m (6'3") x 1.70m (5'7")
Bedroom 5	3.80m (12'6") x 3.10m (10'2")
En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 6	6.00m (19'8") x 3.70m (12'2")
En-suite	1.90m (6'3") x 1.90m (6'3")
Bedroom 7	4.85m (15'11") x 3.70m (12'2")
En-suite	1.90m (6'3") x 1.90m (6'3")
Bathroom	4.00m (13'1") x 3.00m (9'8")

## First Floor

Laundry Room	4.40m (14'5") x 3.30m (10'10")
Bedroom 8	4.40m (14'5") x 3.50m (11'6")
En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 9/Group Room	7.60m (24'11") x 4.70m (15'5")
Bedroom 10	4.00m (13'1") x 3.30m (10'10")
Bedroom 11	4.00m (13'1") x 3.10m (10'2")
Bedroom 12	4.60m (15'1") x 2.90m (9'6")
En-suite	1.90m (6'3") x 1.40m (4'7")
Bedroom 13	4.60m (15'1") x 3.50m (11'6")
En-suite	1.90m (6'3") x 1.50m (4'11")
Bathroom	3.10m (10'2") x 2.60m (8'6")



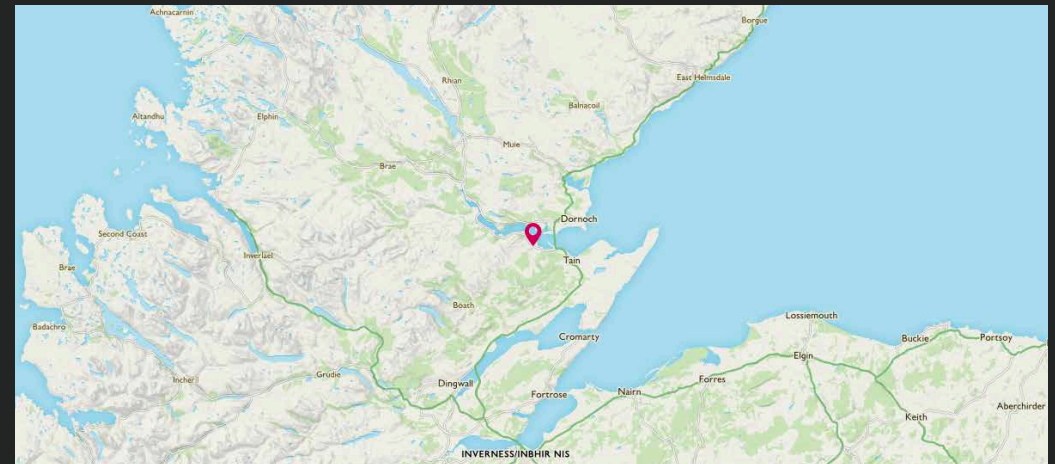
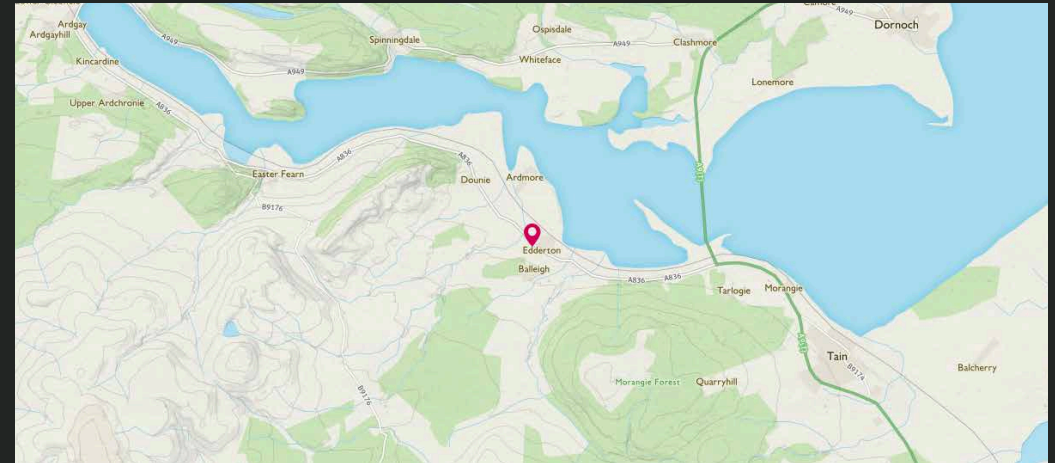
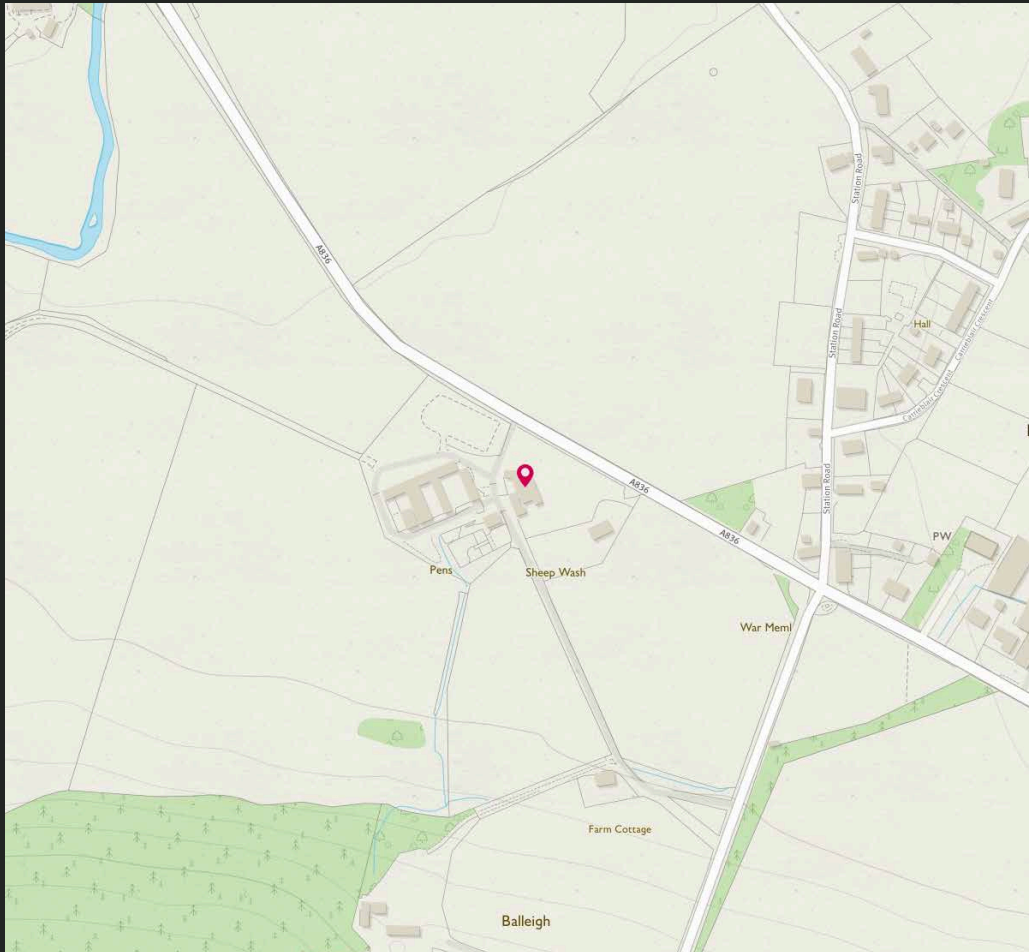


Image credit: <https://www.dunfriesurvey.co.uk/comps/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**THOMAS KISSOCK**  
 Surveyor



Professional photography  
**SCOTT MARSHALL**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer