



TAIN

IV19 1HF

The property is located within easy walking distance to the centre of Tain, Scotland's oldest Royal Burgh. Tain is well served by several national 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 distance away.

A regular commuter train links Inverness from Tain Station. The drive to Inverness is approximately 33 miles via the nearby A9 trunk road. Inverness, the capital of The Highlands, 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 iconic links at Royal Dornoch a short drive away. Tain is also the home of the 16 Men of Tain from the world-famous Glenmorangie Distillery.



19 GLEBE CRESCENT

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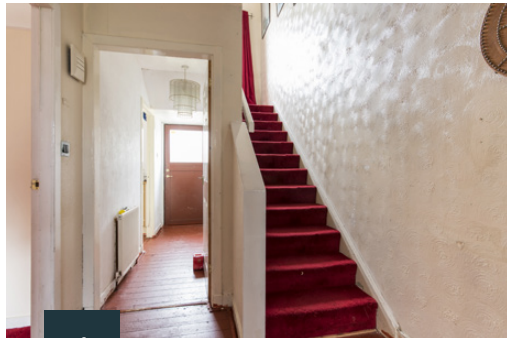
McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this three-bedroom semi-detached house located in a very quiet and desirable residential area of Tain.

The accommodation on the lower floor consists of entrance vestibule, inner hallway, spacious lounge/diner with open-fire, fitted kitchen and rear vestibule.

The upper accommodation comprises of three spacious bedrooms all with fitted storage and a family bathroom with shower over bath.

The property benefits from double glazing and solid-fuel central heating.

Although in some need of upgrading this property would be a great entry-level purchase for a first-time buyer or rental investor.



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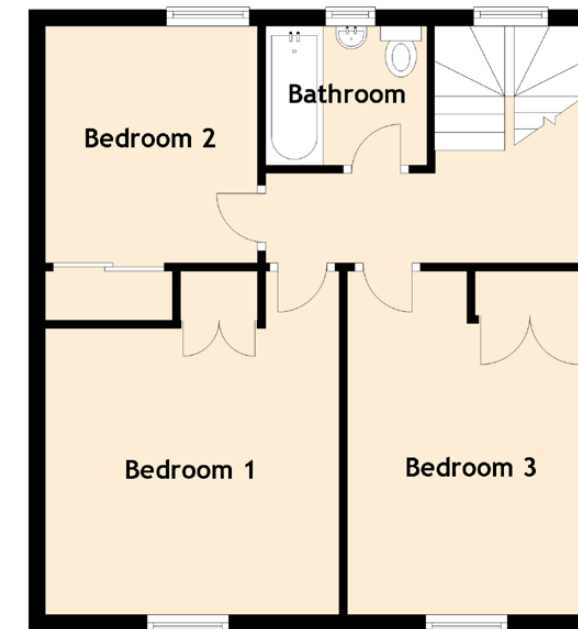
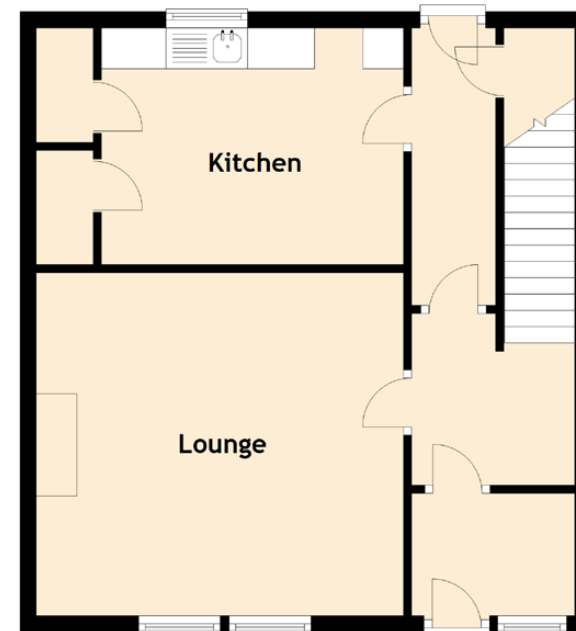


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SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

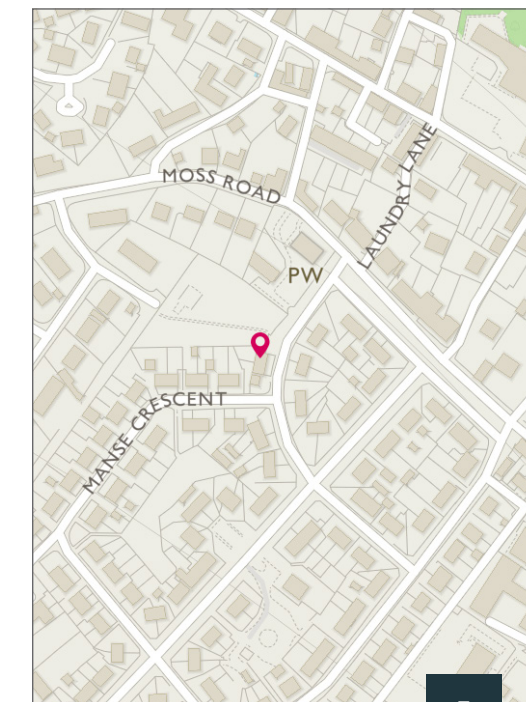


Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.20m (13'9")
Kitchen	3.70m (12'2") x 2.90m (9'6")
Bedroom 1	4.20m (13'9") x 3.60m (11'10")
Bedroom 2	2.90m (9'6") x 2.60m (8'6")
Bedroom 3	4.20m (13'9") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 97m²

EPC Rating: E





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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 Photographer



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 Designer