

5 Fountain Road

TAIN, IV19 1DA



A brilliant 3 bedroom semi detached family home in the Royal Burgh of Tain



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McEwan Fraser Legal is delighted to present this 3-bedroom semi-detached family home.

THE LOUNGE



Inside, the property comprises of:

- Large living room
- Spacious kitchen/dining area that spans the width of the house at the rear
- 1 bedroom on the ground floor which allows for flexible accommodation
- Downstairs shower room with WC
- Upstairs family bathroom
- 2 bedrooms on the 1st floor both with built-in storage

THE KITCHEN



THE DINING ROOM



THE LOWER BEDROOM



THE SHOWER ROOM



BEDROOM 2



BEDROOM 3



THE BATHROOM

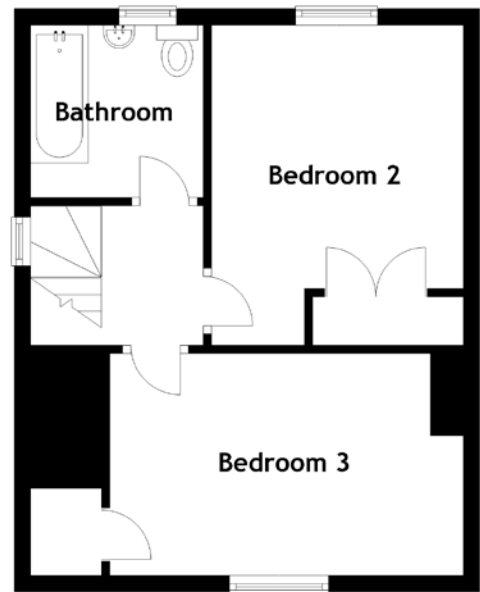
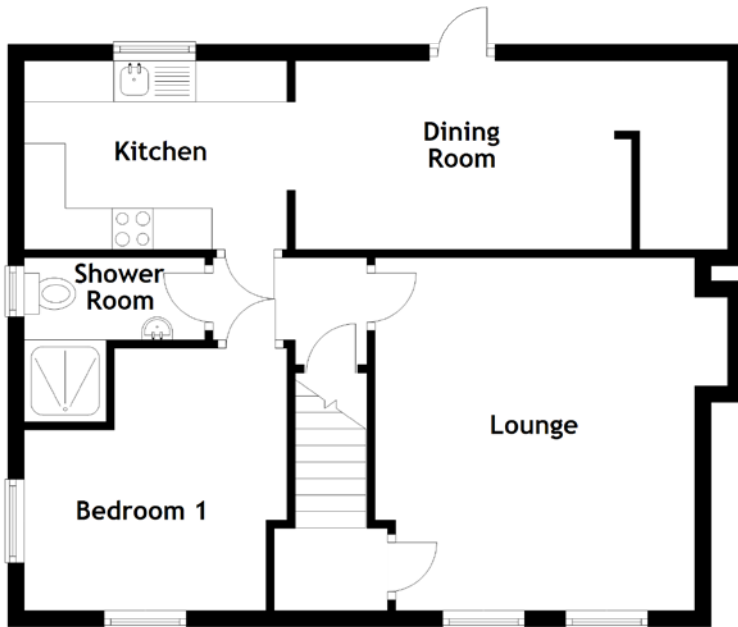


This is a brilliant opportunity to acquire a family home in one of the most sought after areas of the Highlands.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

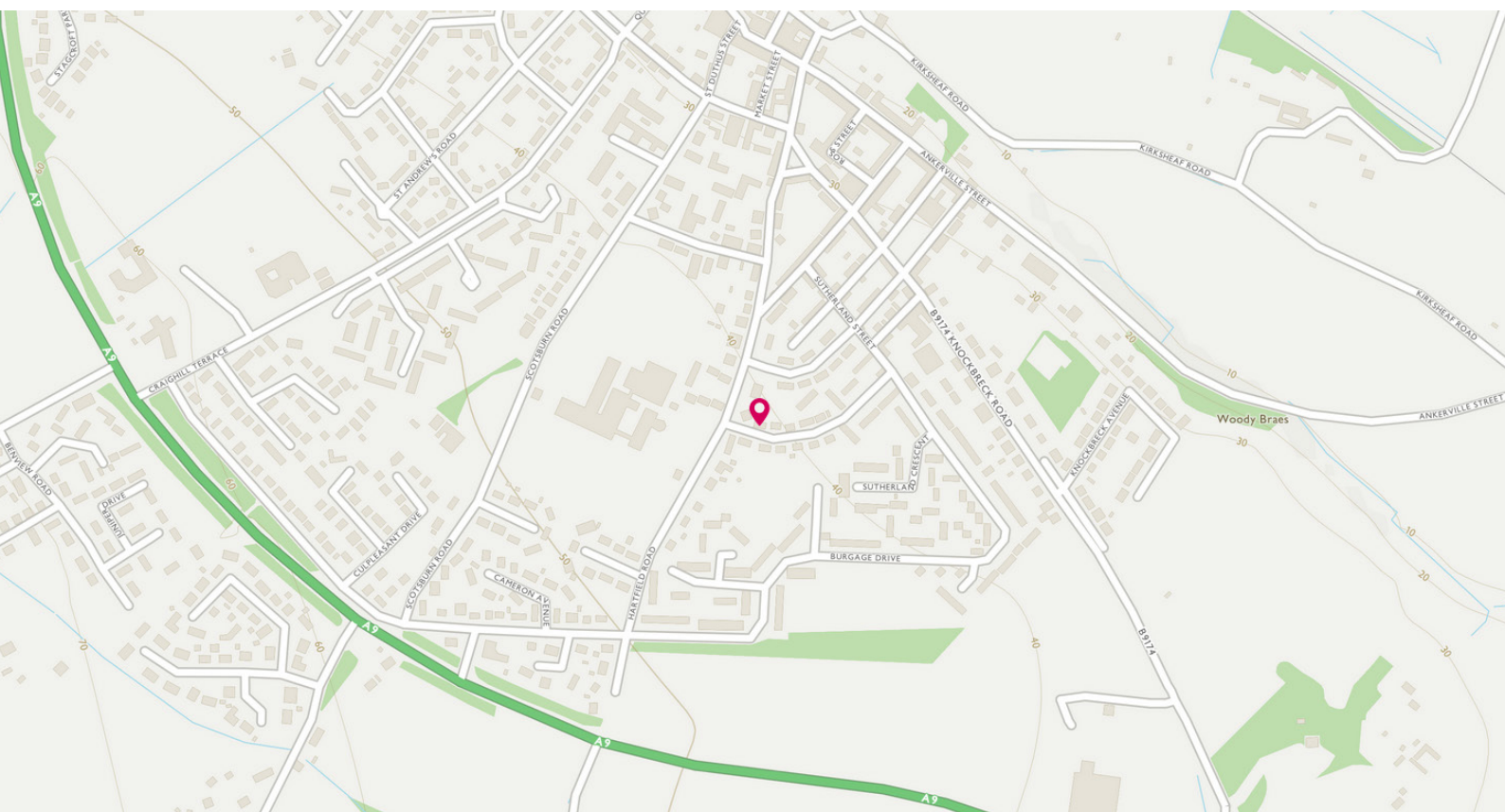


Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.90m (12'9")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Dining Room	4.10m (13'5") x 2.30m (7'7")
Shower Room	2.20m (7'3") x 1.00m (3'4")

Bedroom 1	3.20m (10'6") x 3.20m (10'6")
Bedroom 2	3.90m (12'10") x 3.10m (10'2")
Bedroom 3	4.30m (14'1") x 2.70m (8'10")
Bathroom	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m²): 110m²
EPC Rating: D



THE LOCATION

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. 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 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.



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