



Lauderdale

MORANGIE ROAD, TAIN, HIGHLAND, IV19 1HP

The Property

LAUDERDALE

Lauderdale is a substantial detached five-bedroom period property, built circa 1883, offering generous and flexible accommodation throughout. This charming home retains many original features, including stained glass and original tiled flooring in the hallway, while benefiting from modern upgrades such as new radiators, updated electrics, an EV charging point, and an oil-fired combi boiler.

The ground floor comprises an entrance vestibule, a hallway with original tiles, living room, kitchen/dining, and a conservatory. The living room features an open coal fire, providing a warm and welcoming focal point. The kitchen also includes a multi fuel stove, adding character and charm, and offers ample space for family gatherings and entertaining. There is also a useful utility area and cloakroom.











The first floor includes a landing, master bedroom with ensuite shower room, three further bedrooms, a study, and a family bathroom. The master bedroom benefits from its own en suite shower, while the additional bedrooms provide comfortable family accommodation or space for guests and home working.









The property also benefits from an adjoining ground-floor annexe (originally the billiards room) within the original building, ideal for multigenerational living or guest accommodation. The annexe features an open-plan kitchen/dining/living room with a multi fuel stove and French doors leading out to the garden. The bedroom provides space for a sitting area, an open fire, and a charming window seat. There is also a shower room, adding to the annexe's practicality and independence for occupants.

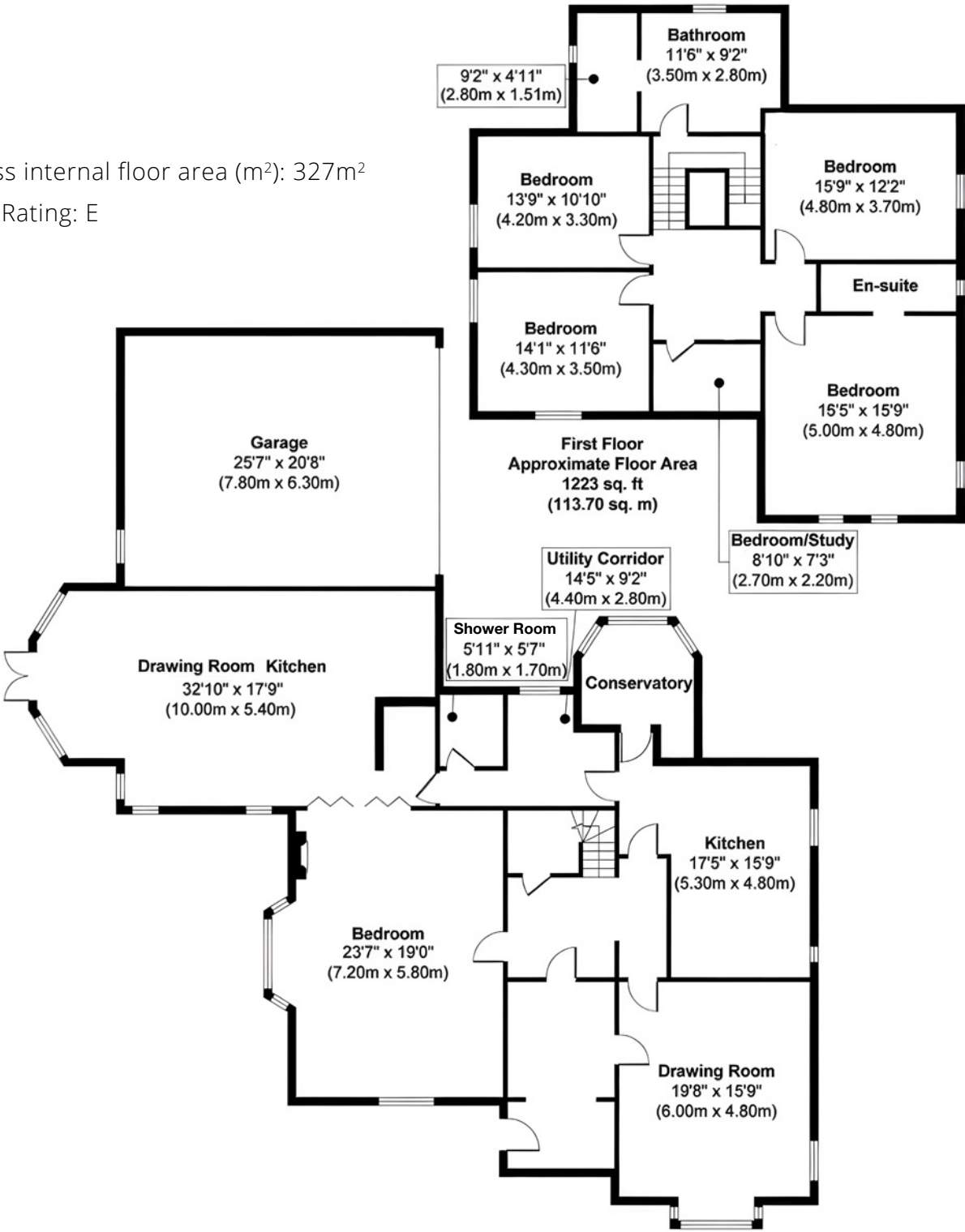






Gross internal floor area (m²): 327m²

EPC Rating: E



Externally, the property includes a double garage, ample parking, a greenhouse which has a grapevine, a woodstore and a shed. The garden is mainly laid to lawn, with mature trees, shrubs, and seating areas throughout, creating an attractive and private space for relaxation and entertaining.

This impressive home, with its blend of traditional charm and modern convenience, would make an excellent family home or a property suitable for multigenerational use.





The Location

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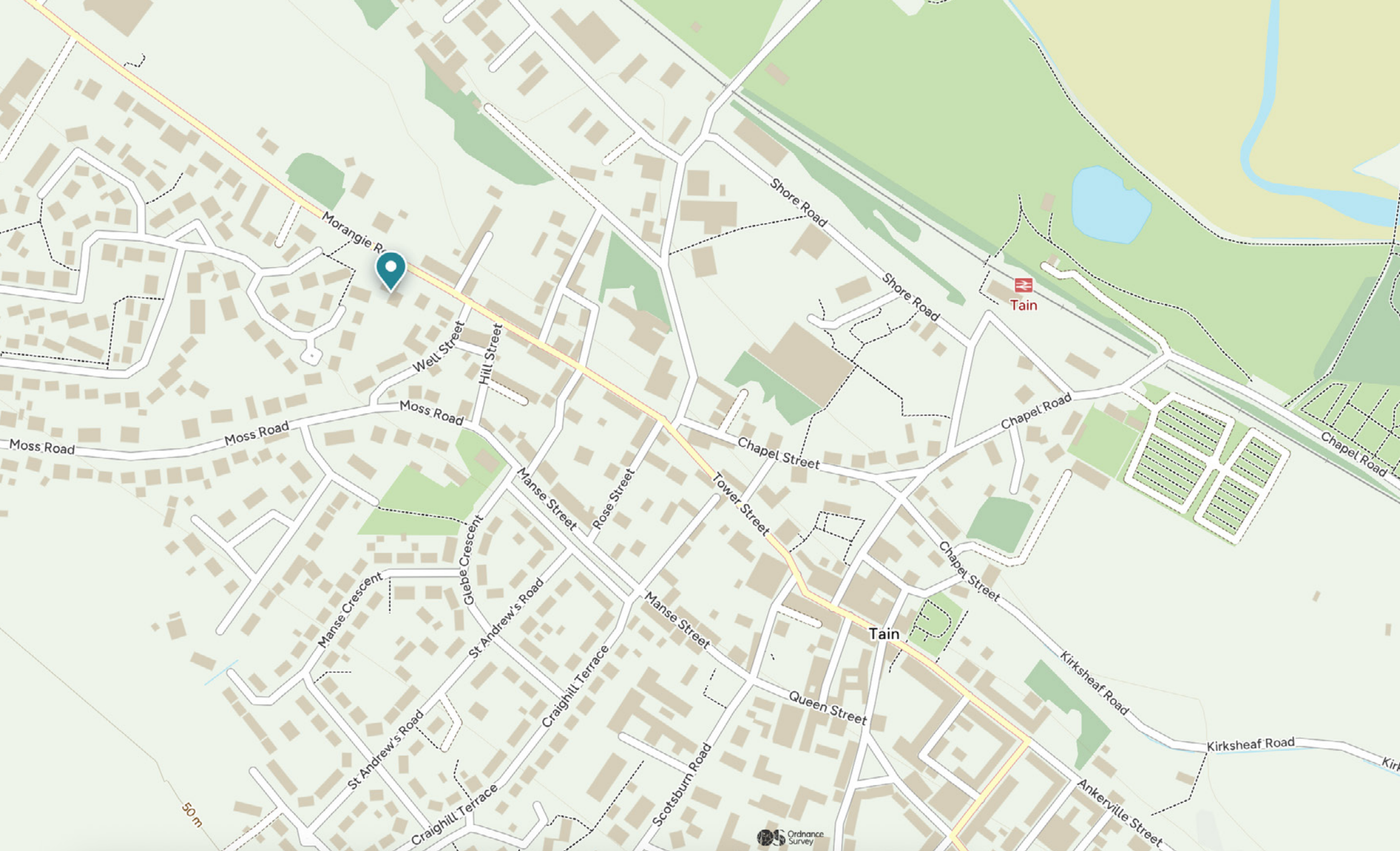
Tain is a coastal Royal Burgh in the Highlands, renowned for its historic character and natural beauty. It is Scotland's oldest Royal Burgh, with a charter dating back to 1066, and features a well-preserved town centre, historic churches, and the Tain Through Time Museum, reflecting its long and vibrant history. The town combines traditional architecture with a sense of community, making it both attractive and practical for residents.

The town offers a wide range of everyday amenities, including supermarkets such as Co-op and Lidl, a post office, a medical centre, cafés, restaurants, and specialist shops. Families benefit from local education options, including nurseries, primary schools, and the well-regarded Tain Royal Academy.

Transport links are excellent for the Highlands. The A9 provides a direct route south to Inverness (around 35 miles) and north toward Dornoch and beyond. Tain railway station offers regular services connecting to Inverness and Wick, and Inverness Airport, roughly a 50-minute drive, provides domestic and international flights, making travel from the Highlands convenient.







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