



McEwan Fraser Legal
Solicitors & Estate Agents
01463 211 116

31 Lamington Street
TAIN, HIGHLAND, IV19 1AA

THE LOCATION

This beautiful property is located near the centre of Tain, Scotland's oldest Royal Burgh. Tain 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 nearby with Knockbreck 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. Inverness, the capital of The Highlands, provides all the attractions and facilities one would expect to find in a thriving city environment. 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 the 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 world famous 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.



THE PROPERTY

McEwan Fraser Legal is delighted to offer an exciting opportunity to purchase this extremely well-presented Victorian four-bedroom townhouse situated near the centre of Tain. Built around the 1880s, this stunning property has been modernised over recent years to create a comfortable and contemporary family home whilst still retaining the historic character of the building. This accommodation on the lower floor consists of spacious lounge/diner with open fire, modern fitted breakfasting kitchen (including an electric range cooker, washing machine & tumble dryer) and WC with an attractive exposed stone wall.

The upper floor contains a master bedroom with en-suite shower room, second spacious bedroom with sink (potential for the provision

of en-suite) and family bathroom with separate shower cabinet. The attic floor completes the accommodation which consists of two additional bedrooms, both with combed ceilings allowing good headroom.

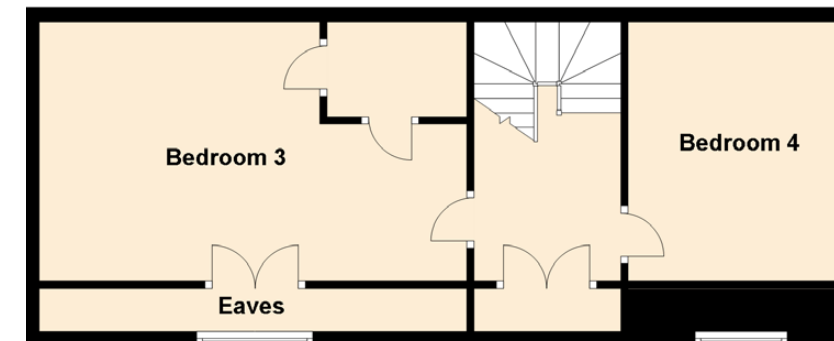
The property benefits from modern double glazing and oil-fired central heating. The property has recently been extensively insulated.

The private and enclosed rear garden has a large area of decking offset with raised beds and mature borders. A timber shed for the storage of garden implements are also included in the sale. The property would make a lovely family home with the possibility of becoming a Bed & Breakfast establishment.

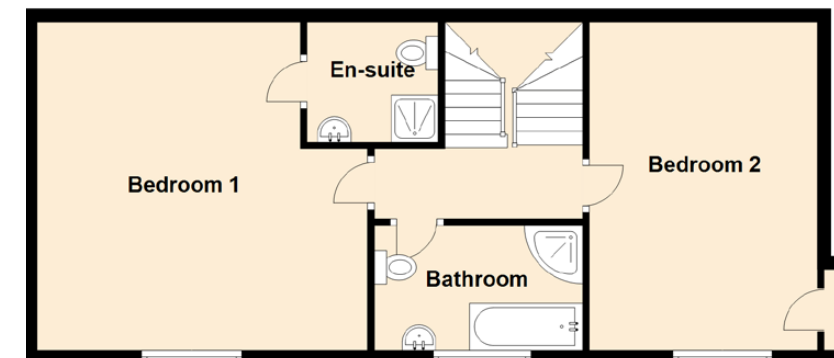




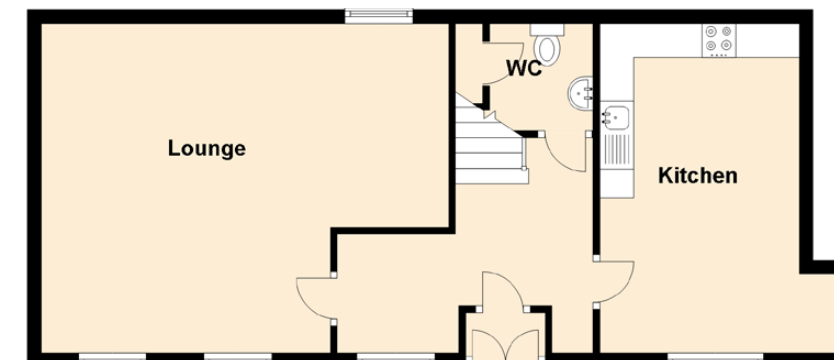
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	6.01m (19'9") x 4.84m (15'11")
Kitchen	4.84m (15'11") x 2.94m (9'8")
WC	2.03m (6'8") x 1.58m (5'2")
Bedroom 1	4.92m (16'2") x 4.87m (16')
En-suite	1.94m (6'4") x 1.78m (5'10")
Bathroom	2.90m (9'6") x 1.85m (6'1")
Bedroom 2	4.87m (16') x 3.39m (11'1")
Bedroom 3	5.96m (19'7") x 3.60m (11'10")
Bedroom 4	3.60m (11'10") x 3.02m (9'11")

Gross internal floor area (m²): 138m² | EPC Rating: D

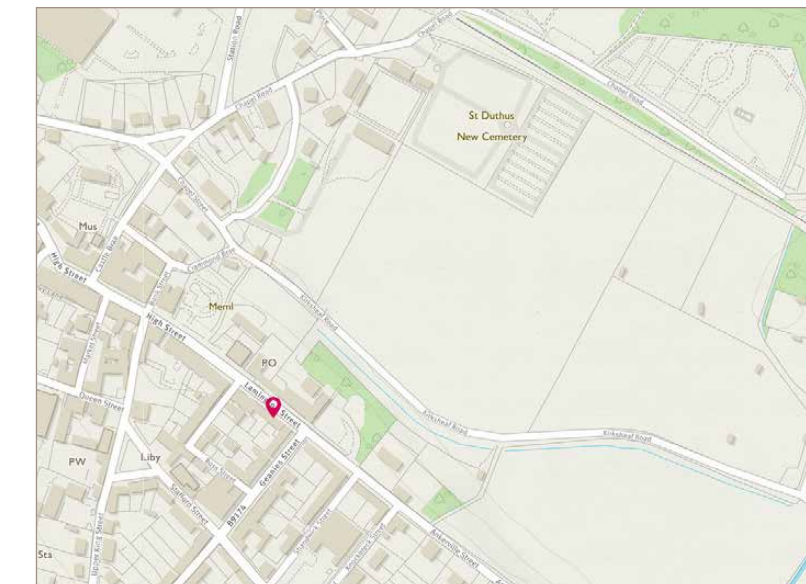
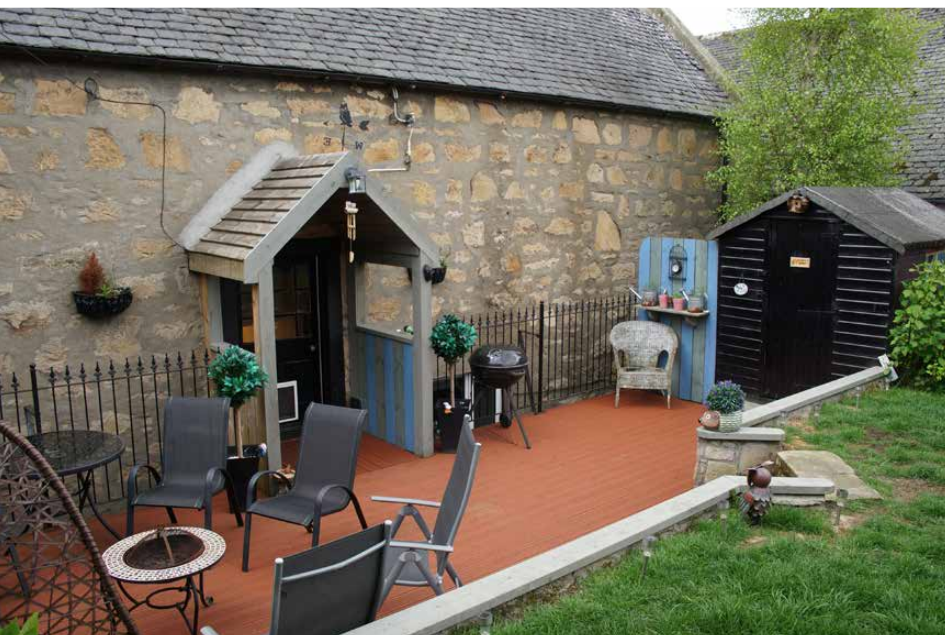


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McEwan Fraser Legal

Solicitors & Estate Agents

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

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Text and description
THOMAS KISSOCK
 Surveyor



Layout graphics and design
ALAN SUTHERLAND
 Designer