



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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## Loans Of Fearn

FEARN, TAIN, IV20 1XW





Loans of Fearn is located in a beautiful part of Easter Ross, between the three Seaboard villages and Hill of Fearn is seven miles from Tain, which is Scotland's oldest Royal Burgh. The Highland Capital of Inverness is 36 miles from the property.

Fearn has a versatile village shop which operates as a quality butcher, Post Office, newsagent and convenience store. Fearn Hotel also operates as a bar and restaurant with Fearn Primary School sited close to the property. Fearn Station, with regular commuter services to Inverness, is on the outskirts of the village.

Secondary schooling is provided by Tain Royal Academy which is served by free council provided transport. Tain is well served by supermarkets, banks, new Health Centre and a Post Office and unusually still retains many small family businesses. There is a wide range of leisure and artistic pursuits available locally. Tain Golf Course presents a stiff challenge to any golfer with the world famous links at Royal Dornoch within 30 minutes drive away.

Inverness itself 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 Highland capital city provides a range of retail parks and supermarkets along with excellent cultural, educational, entertainment and medical facilities. Inverness is well connected by road, rail and air to other UK & overseas destinations.

The Scottish Highlands are renowned for its outdoor pursuits with easy access to the year-round sports playground of The Cairngorm National Park. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe are also readily accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.





PART-EXCHANGE AVAILABLE McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this very charming and spacious three-bedroom detached former farmhouse situated in a quiet location just outside the village of Hill of Fearn and within easy commuting distance of Inverness, Tain and Dingwall.

Built over two floors, the accommodation on the ground floor consists of entrance vestibule, inner hallway, spacious double-aspect lounge with multi-fuel stove on slate hearth, fitted kitchen (including Rangemaster LPG cooker, integrated dishwasher & fridge) /dining room with wooden centre island/ breakfast bar, conservatory, family bathroom with shower over bath, lower bedroom with original feature fireplace.

The upper floor comprises of lounge landing area, master bedroom with dressing room & en-suite shower and third bedroom.

The property benefits from the provision of oil-fired central heating and double-glazing.

The property sits in substantial garden grounds of approximately 1/3 of an acre laid mainly to lawn offset by trees and mature shrubs. A chipped parking area provides parking for a number of vehicles.

Three timber sheds and a greenhouse are also included in the sale.

This lovely property would make an ideal family or holiday home in the heart of The Scottish Highlands.





# SPECIFICATIONS



## Approximate Dimensions (Taken from the widest point)

### Ground Floor

Lounge	4.50m (14'9") x 4.20m (13'9")
Kitchen	5.60m (18'4") x 4.40m (14'5")
Conservatory	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	4.50m (14'9") x 3.70m (12'2")
Bathroom	2.50m (8'2") x 2.30m (7'7")

### First Floor

Bedroom 1	4.40m (14'5") x 4.10m (13'5")
Dressing Area	2.70m (8'10") x 2.20m (7'3")
En-suite	3.20m (10'6") x 2.20m (7'3")
Bedroom 2	4.40m (14'5") x 3.60m (11'10")



Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>

EPC Rating: E

### Extras (Included in the sale):

Rangemaster LPG cooker, integrated dishwasher, fridge, three timber sheds and greenhouse.

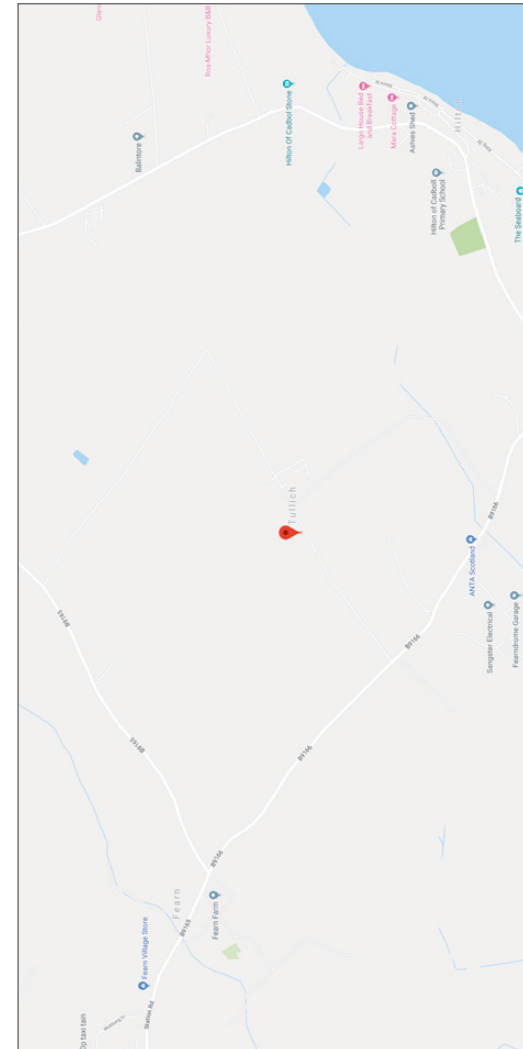


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