





THE LOCATION

Tain, Highlands

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



25 KNOCKBRECK ROAD

Tain, Highlands

McEwan Fraser Legal is delighted to offer an excellent opportunity to purchase this 2 bedroom detached bungalow located in a very quiet and desirable residential area of Tain.

The accommodation is all set on one floor with 2 double bedrooms, A brilliant sized lounge, separate dining room, kitchen with direct access to the back garden and a family bathroom

The property needs upgrading but is an ideal blank canvas and would be a great entry-level purchase for a first-time buyer or investor.

The Bungalow sits on a sizeable plot with driveway parking and a single garage to the side which subject to planning permission being granted could allow for extension opportunity to add to the current accommodation.

This is a rare chance to obtain something with so much potential in the Scottish Highlands.







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