

39 Craighill Terrace

TAIN, HIGHLANDS, IV19 1ER



A 2 bedroom semi detached house set on a large corner plot with potential to extend



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McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Tain. The property is in walk-in condition so the new owners can just start enjoying life in their new home. The house is an ideal investment or starter home with the added opportunity of extension for any growing family due to the large corner plot (subject to planning permission being granted).

THE LOUNGE



Inside, the property currently comprises of:

- Fully equipped modern kitchen
- Lounge area
- Two bedrooms upstairs
- Family bathroom

THE KITCHEN





BEDROOM 1



BEDROOM 2



THE SHOWER ROOM

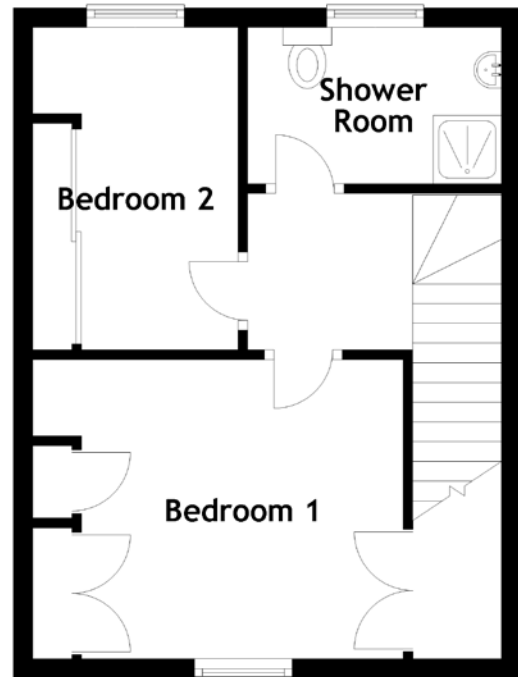
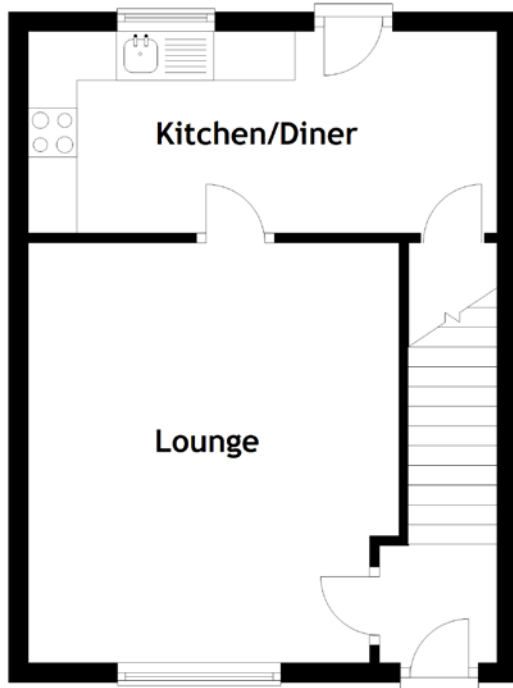


In addition, the property includes front and rear gardens as well as parking to the rear of the property which is private and off-road.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

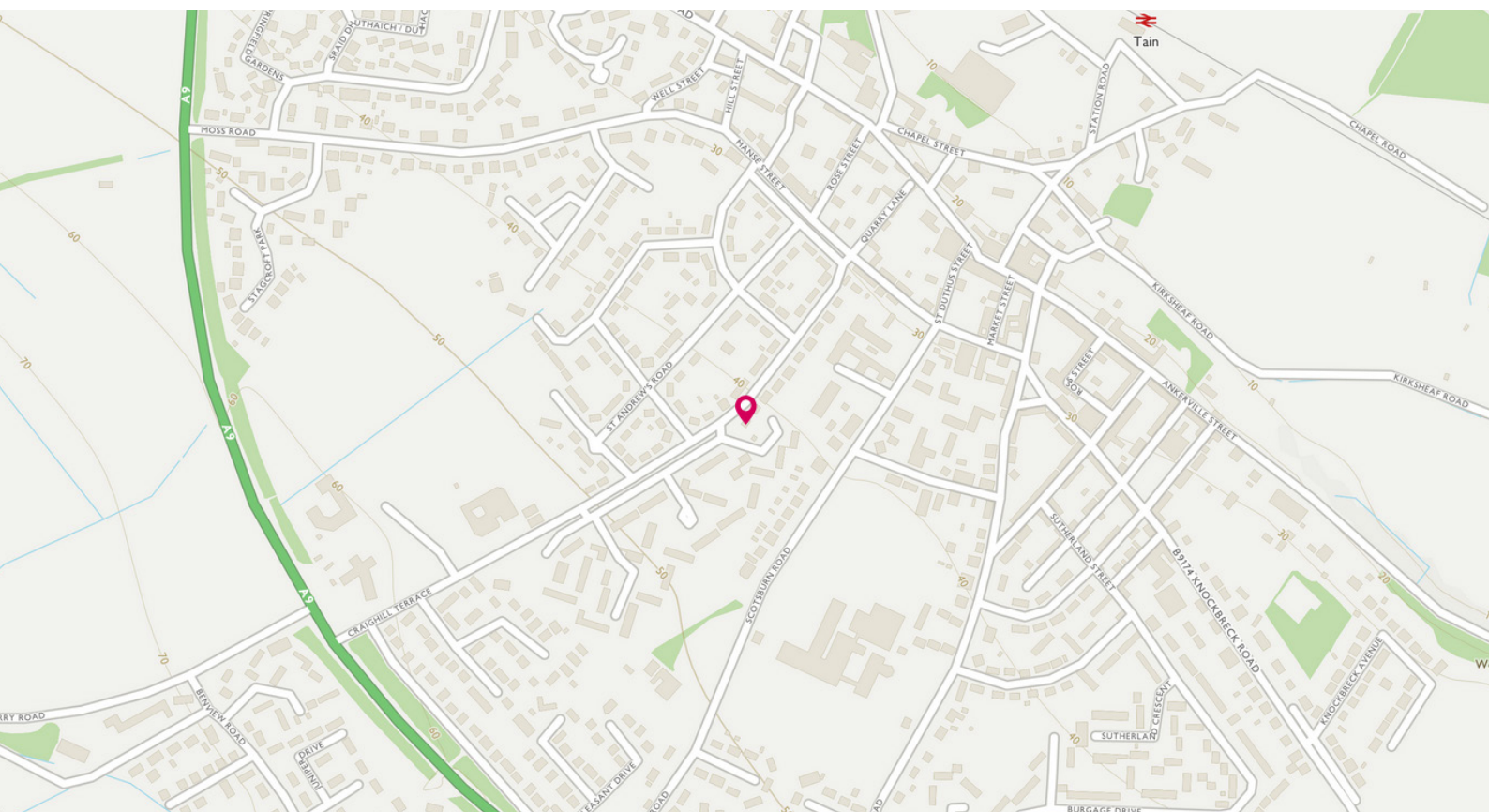


Approximate Dimensions (Taken from the widest point)

Lounge 4.30m (14'1") x 3.80m (12'6")
 Kitchen/Diner 4.70m (15'5") x 2.10m (6'11")
 Bedroom 1 3.50m (11'6") x 3.20m (10'6")

Bedroom 2 3.30m (10'10") x 2.10m (6'11")
 Shower Room 2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 64m²
 EPC Rating: D



THE LOCATION

Craighill Terrace is located close to the centre of Tain, Scotland's oldest Royal Burgh. Tain is well served by several supermarkets but also still retains many small family businesses in the High Street. With Craighill Primary School and Tain Royal Academy, a short walk away its a brilliant location for young and growing families.





A regular commuter train links Inverness to the South and Wick and Thurso to the North. The drive to Inverness is approximately 34 miles via the nearby A9 trunk road. Inverness 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, famous for maintaining standards at the world-famous Glenmorangie Distillery.



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