




McEwan Fraser Legal
Solicitors & Estate Agents
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15 Knockbreck Road

TAIN, ROSS-SHIRE, IV19 1LX



TAIN HIGH STREET



The Location

The property is located close to the centre of Tain, Scotland's oldest Royal Burgh. Tain is well served by a number of large supermarkets but unusually still retains many small family businesses. A modern health centre has just been opened in the town. Knockbreck Primary School is close by with secondary schooling provided at Tain Royal Academy.

A regular commuter train links Inverness to the South and Wick and Thurso to the North. The drive to Inverness is approximately 33 miles via the 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 whilst offering spectacular scenery and places of historical interest. 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 other UK and overseas destinations.

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



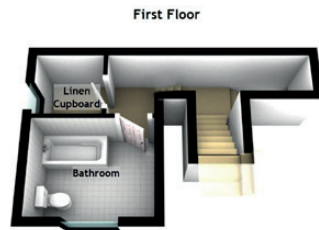
McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this spacious semi-detached Edwardian villa located in the Royal Burgh of Tain. This beautiful family home has accommodation on two levels and is entered via the front porch leading to the large welcoming hallway, lounge, separate sitting room, breakfasting kitchen with large pantry/wine store, bedroom (currently being used as a study) with en-suite, rear sun room and utility room. The upper floor is reached via the imposing sweeping staircase and leads to a further three bedrooms (including the master with large en-suite shower-room) and separate family bathroom. The property benefits from oil-fired central heating and double glazing.

The garden grounds are fully enclosed and set on a

generous plot of approximately 1/4 of an acre with extensive vehicle parking on the tarred drive to the front and side of the property. The front garden is mainly laid to lawn with small trees and bushes providing a great deal of privacy. The rear garden is an eclectic mix of lawn and flowering annuals and perennial supplemented with mature shrubs and trees. A sheltered patio within the walled garden area has recently been built to provide an extensive area where the garden bounty can be enjoyed to the full.

The large double garage and workshop has a storage floor above and could be used as office space or a studio as required. There is also potential for further development to provide additional living space if desired.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 4.20m (13'9")
Sitting Room	4.10m (13'5") x 4.00m (13'1")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Utility	3.40m (11'2") x 2.50m (8'2")
Bedroom 1	4.00m (13'2") x 4.00m (13'1")
En-suite	4.10m (13'5") x 3.20m (10'6")
Bedroom 2	4.10m (13'5") x 4.10m (13'5")
Bedroom 3	3.20m (10'6") x 3.00m (9'10")
Study/Bedroom 4	4.00m (13'1") x 2.90m (9'6")
Bathroom	2.80m (9'2") x 2.10m (6'11")
WC	1.22m (4') x 0.91m (3')

Gross internal floor area (m²) - 172m²

EPC Rating - E

Extras
(Included in the sale)

Integrated electric cooker, white goods and fitted floor coverings.

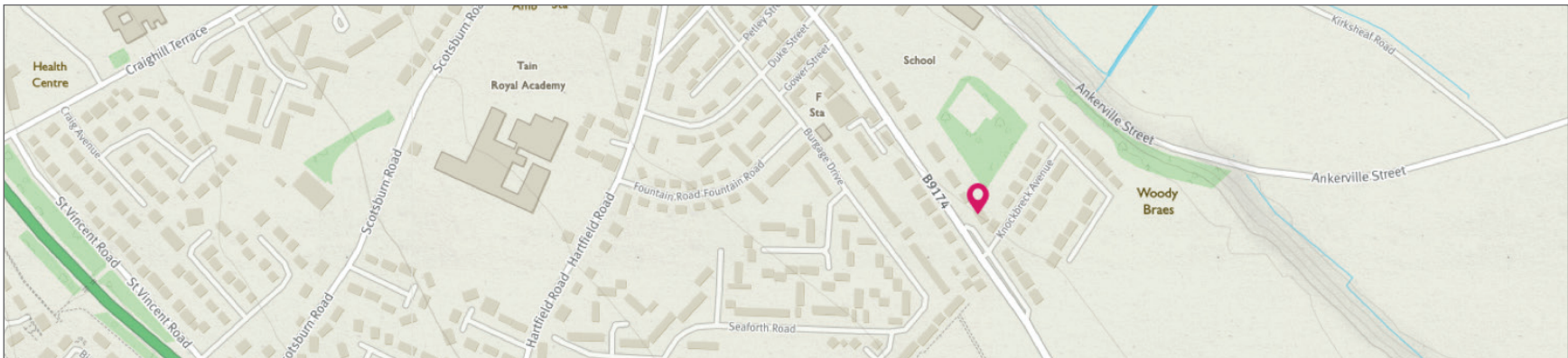
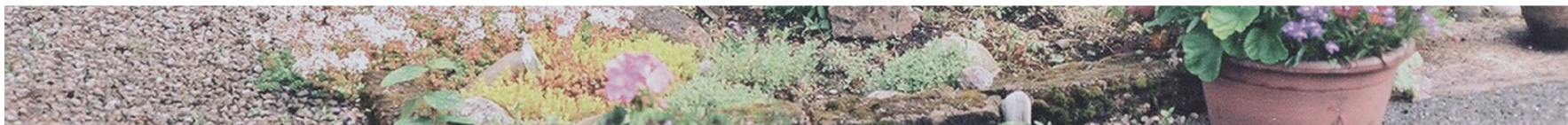
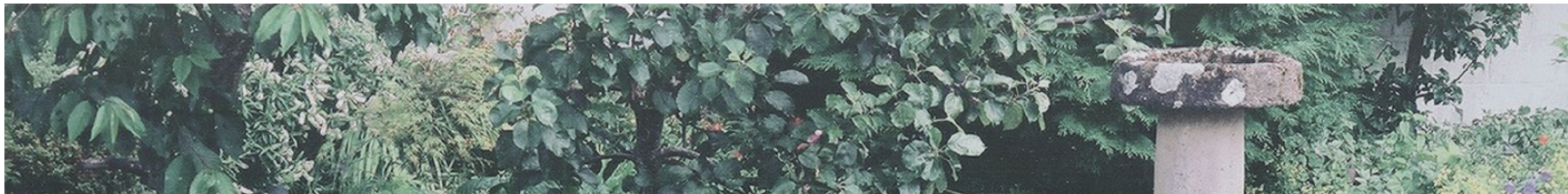


Image credit: <https://www.ordnancesurvey.co.uk/maps/>




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Part
Exchange
Available



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