Amazing three bedroom semi-detached villa

In beautiful walk-in condition









8 Benview Road

Tain, Highland, IV19 1LW

Scan Here!

3 BED

1 BATH + WC

DECKING

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01463 211 116
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



TAIN
Inverness

Tain, Scotland's oldest Royal Burgh, 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 a short walk away from the property. Primary and secondary schooling is provided by nearby Craighill and Tain Royal Academy respectively. A regular commuter train links Inverness to the south and Wick and Thurso to the North. The journey to Inverness is approximately 34 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 presents a stiff challenge with the world famous links at Royal Dornoch but a short drive away.













8

Berview Road

McEwan Fraser Legal are delighted to offer a marvelous opportunity to purchase this very attractive semi-detached villa located in a popular residential area within the Royal Burgh of Tain. This beautifully maintained property is in walk-in condition and comes with the added benefit of having wall-mounted modern TVs in the lounge, kitchen and two of the bedrooms.

The accommodation on the lower floor comprises of entrance vestibule with cloakroom, main hallway giving access to a bright lounge with log burning stove in Caithness slate hearth and fireplace, W.C, dining kitchen complete with integrated electric oven & hob and American style Samsung fridge/freezer. The upper accommodation consists of three bedrooms and a family bathroom with a separate shower cabinet. The property benefits from oil-fired central heating and modern double glazing.

The front garden grounds are fully enclosed being laid mainly to lawn with mixture of mature shrubs and bushes and can be accessed through the large patio doors from the lounge. The private rear garden is fully enclosed with elegant wooden panels surrounding the large decked area. The property comes with an adjacent off-road parking space. This outstanding family home would make a fantastic First-Time-Buy or investment property.







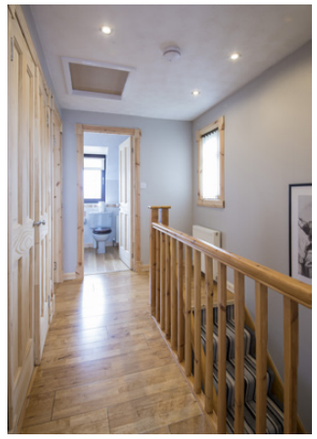


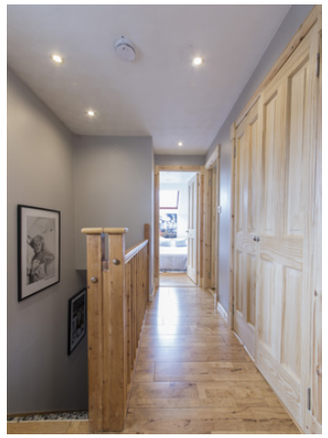


Dining Kitchen & Bright Lounge









three bedrooms & family bathroom









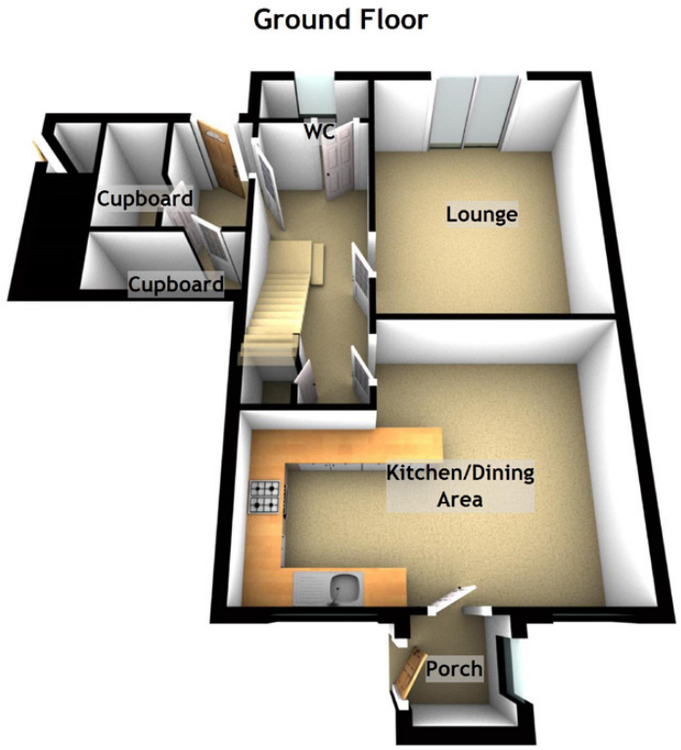












Approximate Dimensions
(Taken from the widest point)

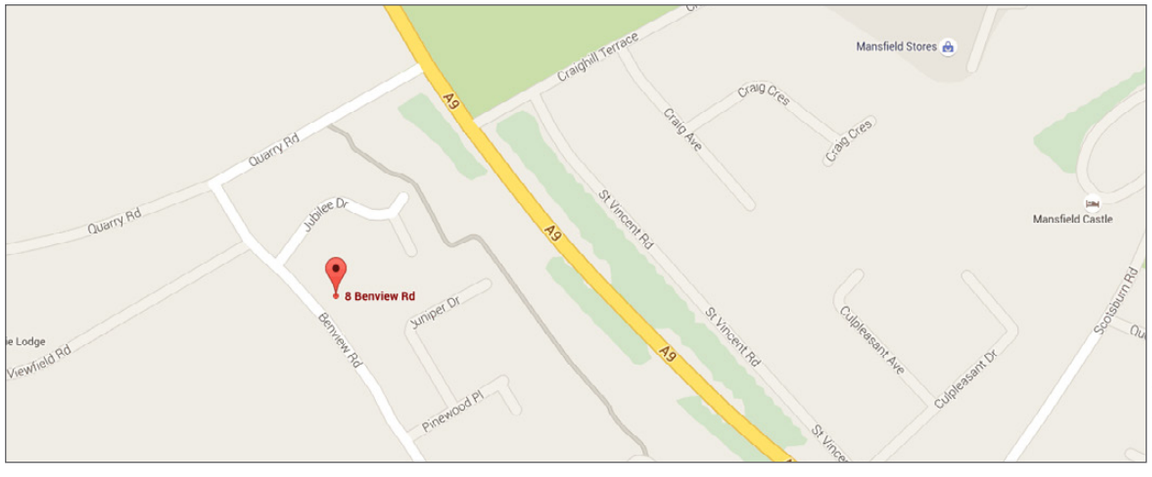
Lounge	4.40m (14'5") x 3.50m (11'6")
Kitchen/Dining Area	5.30m (17'5") x 4.00m (13'1")
Bedroom 1	4.30m (14'1") x 2.60m (8'6")
Bedroom 2	3.90m (12'9") x 3.30m (10'10")
Bedroom 3	3.40m (11'2") x 2.60m (8'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")
WC	1.80m (5'11") x 0.80m (2'7")

Gross internal floor area (m^2)

103m^2

Extras
(Included in the sale)

All wall-mounted TVs, integrated oven & hob & Samsung American style fridge/freezer.



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Part Exchange

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