





McEwan Fraser Legal

Solicitors & Estate Agents

01463 211 116

3 Balleigh Wood

EDDERTON, TAIN, ROSS-SHIRE, IV19 1LF

TAIN
Ross-shire

The property is located five miles from Tain, Scotland's oldest Royal Burgh and nine miles from Dornoch, home of one of the world's most iconic golf courses. This lovely home is only a short walk away from the village primary school and two miles North of the Dornoch Bridge roundabout on the A9 trunk road. 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 to serve the local community with secondary schooling provided at the highly respected Tain Royal Academy.

A regular commuter train links Inverness from Tain with the drive to Inverness approximately thirty two miles from the property. 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.









Royal Dornoch Golf Club | Dornoch Firth Towards Bonar Bridge | Dornoch Cathedral | Tain High Street













3 BALLEIGH WOOD

Edderton

McEwan Fraser Legal are delighted to offer a fantastic opportunity to purchase this well-maintained detached modern bungalow located in the quiet village of Edderton near Tain, Ross-shire. This beautiful home has been recently remodelled by the current owners to create a contemporary living space with great potential for further development as planning permission for the provision of an additional three bedrooms and utility room has been previously granted.

The house is entered via a large welcoming hallway giving access to all rooms. The very spacious lounge has a feature marble fireplace with LPG gas fire and large double patio doors to the front garden which allows a great deal of natural light to enter the room. The well-equipped open-plan kitchen/family room creates a very pleasant and practical environment to enjoy the whole culinary experience from preparation through to dining. The capacious bedroom has an en-suite shower-room. The accommodation being completed by an indulgent family bathroom with corner spa bath and his and hers wash basins integrated into a vanity unit with ample storage.

The garden grounds are fully enclosed and set on a generous plot with extensive vehicle parking on the chipped driveway to the side and rear of the property. The front garden is mainly laid to lawn with a mature border of shrubs and bushes. The rear driveway leads to the large garage which is currently set up as a craft room but could easily revert back to its original use if required. The garage has plumbing for two washers, has room for a dryer and has a vast storage area in the loft section. A timber shed provides useful storage for garden implements.





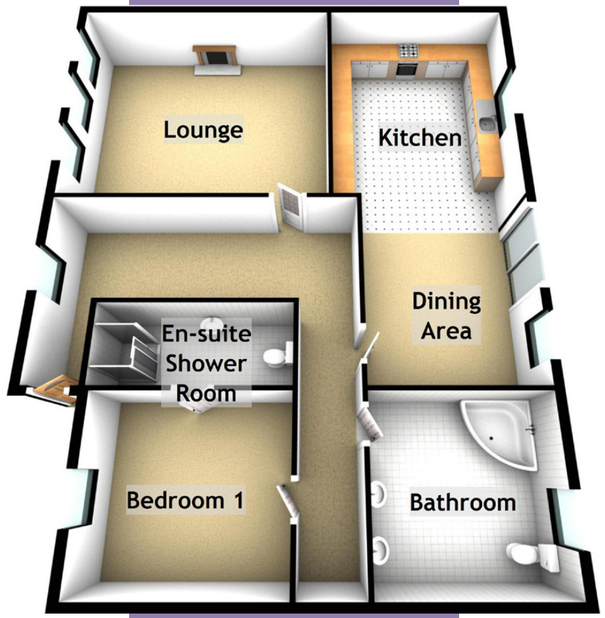












Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 5.00m (16'5")
Kitchen	5.00m (16'5") x 3.70m (12'2")
Dining Area	2.51m (8'3") x 2.20m (7'3")
Bedroom 1	3.61m (11'10") x 3.50m (11'6")
Bathroom	3.50m (11'6") x 2.51m (8'3")
En-suite Shower Room	3.11m (10'2") x 0.57m (1'11")

Gross internal floor area - 90m²

EPC Rating - D

Extras
(Included in the sale)

Timber shed. American style fridge and range electric cooker are available by separate negotiation.

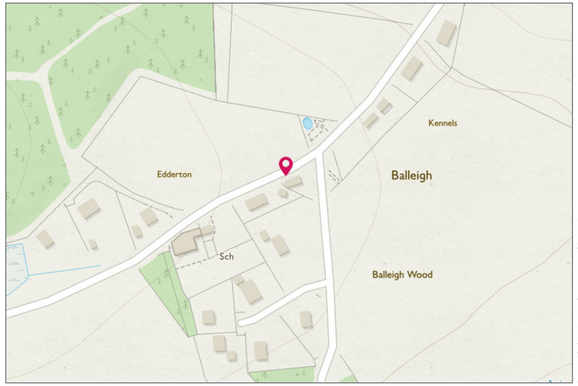


Image credit: https://www.ordnancesurvey.co.uk/osmaps/







McEwan Fraser Legal

Solicitors & Estate Agents

Part Exchange Available

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 01463 211 116 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk