



2 Bogbain Farm Cottages

TAIN, HIGHLAND, IV19 1NA

NEAR TAIN TOWARDS BEINN DOMHNAILL, TAIN HIGH STREET & DORNOCH FIRTH



TAIN

THE HIGHLANDS

The property is located two miles south 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 and secondary schooling is provided at Tain Royal Academy.

Regular commuter trains link Inverness to the south with additional services north to Wick and Thurso. The drive to Inverness is approximately 33 miles via the nearby 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 Scottish Highlands are renowned for its outdoor pursuits with easy access from Tain 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 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.



KITCHEN



LOUNGE



SITTING ROOM



UTILITY ROOM



2

BOGBAIN FARM COTTAGES

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this very attractive three-bedroom terraced farm cottage in a semi-rural location a short distance from Tain. The property has been extended in recent years to provide a contemporary lifestyle in the countryside with good access to local services.

The accommodation is all on one level and opens to the main hallway giving access to all rooms in the house. The spacious lounge has a feature wooden fireplace with a wood-burning stove giving a welcoming glow. The sitting room, which could also be used as fourth bedroom, also has a cosy wood burner in a white brick fireplace. The modern and well-fitted dining kitchen with quality wooden units and cupboards has an integrated oven and hob. The adjacent utility room gives access to the rear garden. The three bedrooms are all good-sized master bedroom having a large en-suite with a bath and separate shower cabinet. The accommodation is completed by the family bathroom with shower.

The garden area to the front is laid mainly to lawn with a large area for parking and a timber storage shed. The private and enclosed rear garden flows naturally from the house with the decked area providing an outdoor dining area.

The property benefits from double glazing and oil-fired central heating and would make an ideal family home or retirement/holiday property.



BEDROOMS & BATHROOMS



SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

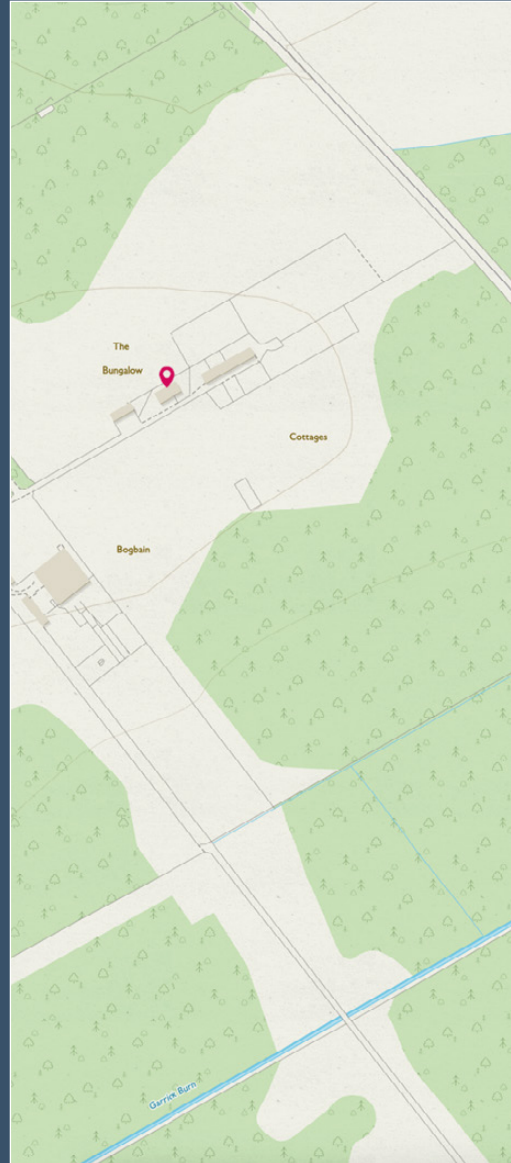
Lounge	4.10m (13'5") x 4.10m (13'5")
Kitchen	4.10m (13'5") x 3.00m (9'10")
Utility	2.30m (7'7") x 2.00m (6'7")
Sitting Room/Bedroom 4	4.10m (13'5") x 3.30m (10'10")
Bedroom 1	4.40m (14'5") x 3.30m (10'10")
En-suite	3.30m (10'10") x 2.10m (6'11")
Bedroom 2	4.66m (15'3") x 2.90m (9'6")
Bedroom 3	3.30m (10'10") x 2.90m (9'6")
Bathroom	3.00m (9'10") x 2.30m (7'7")

Gross internal floor area (m²) - 126m²

EPC Rating - D

Extras
(Included in the sale)

Fitted floor coverings, curtains,
integrated oven and hob, timber shed
and wood store.





VIEW AT BACK OF PROPERTY




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer