




McEwan Fraser Legal
Solicitors & Estate Agents
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5 Carnegie Place
PORTMAHOMACK, TAIN, HIGHLAND, IV20 1RB



PORTMAHOMACK

This very attractive property is located in a modern executive development in Portmahomack, a beautiful seaside village in the Scottish Highlands. It is uniquely placed as it is the only town or village on the East Coast of Scotland that faces west. The vast sandy beaches attract many summer visitors as does the challenging nine-hole village links golf course. The colourful working fishing harbour is also a popular anchorage for leisure craft. The village has its own primary school, along with a Post Office/convenience store and the famous “Oystercatcher” restaurant.

Tain, nine miles away, is the nearest large town and is well served by large supermarkets but unusually still retains many small family businesses in the high street. A modern health centre has just been opened in Tain with secondary schooling provided at Tain Royal Academy.

A regular commuter train links Tain, south to Inverness the north to Wick and Thurso. The drive to Inverness, the capital of the Highlands, is approximately forty miles. 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 such as 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.

Portmahomack Beach Sun andn Tide Out, Portmahomack Harbour, TarbatNess Lighthouse Landscape and Portmahomack Old Church

5 CARNEGIE PLACE

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this very attractive and well-presented modern two-bedroom detached bungalow located in the popular seaside village of Portmahomack.

The accommodation is all one level and consists of entrance vestibule leading to the main hallway, spacious lounge/diner, a well-fitted breakfasting kitchen (with oven and hob, dishwasher and microwave), utility room (with space for washing machine and tumble dryer), two bedrooms (both with fitted wardrobe) and family shower-room. The property benefits from double glazing and electric heating. Solar panels have been fitted to the roof reducing energy costs.

The front garden is laid mainly to lawn offset with a mature border. The wide driveway is laid to block and allows parking for a number of vehicles then leads to a large garage with a powered electric door. The private and enclosed rear garden looks out over open fields and is laid mainly to lawn with a large chipped area for outdoor entertaining. An extensive timber workshop is available by separate negotiation.

This lovely family home would also make an ideal retirement or holiday property.





DETAILS

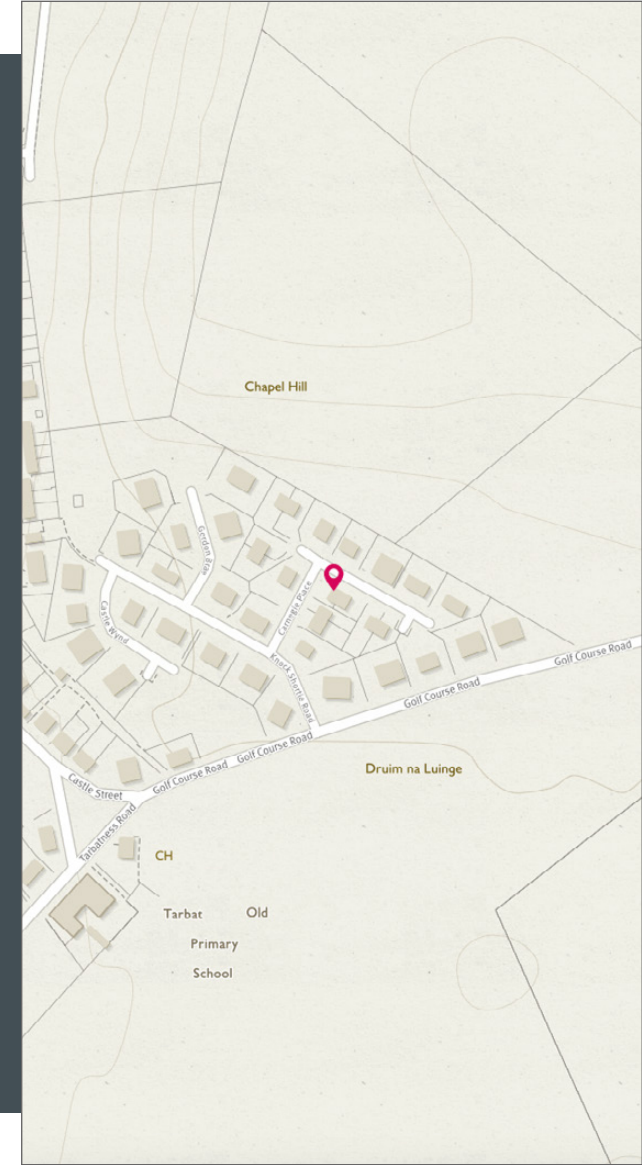


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 2.80m (9'2")
Utility	1.70m (5'7") x 1.70m (5'7")
Bedroom 1	3.60m (11'10") x 3.50m (11'6")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Shower Room	2.49m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 79m² | EPC Rating: C

Extras (Included in the sale): Oven and hob, dishwasher and microwave. Timber workshop available by separate negotiation.



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