





McEwan Fraser Legal

Solicitors & Estate Agents

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TAIN, ROSS-SHIRE, IV19 1DR

15
SUTHERLAND CRESCENT

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.

This is a marvelous opportunity to purchase an attractive semi-detached villa located in a popular residential area within the Royal Burgh of Tain. The accommodation on the lower floor comprises of entrance hallway with cloakroom, spacious lounge / dining-room, contemporary kitchen, toilet room, dining kitchen complete with integrated electric oven and hob. The upper accommodation consists of three bedrooms and a family bathroom with a shower over the bath. The property benefits from recently installed oil-fired central heating and double glazing. The front and rear gardens are fully enclosed and laid mainly to lawn with paved paths. The property has adjacent off-road parking. This practical family home would make a fantastic First-Time-Buy or investment property.















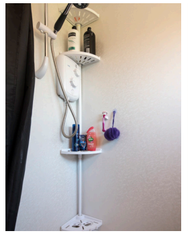






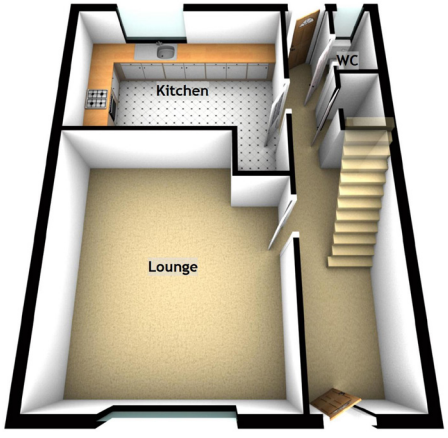




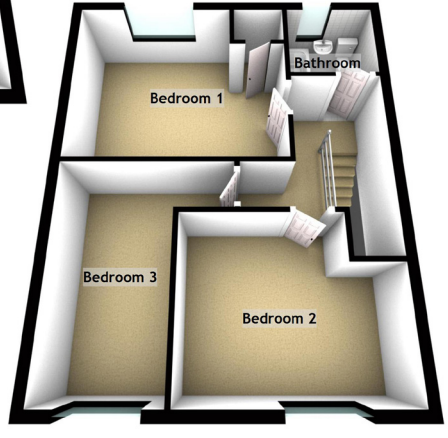




Ground Floor



First Floor



Approximate Dimensions
(Taken from the widest point)

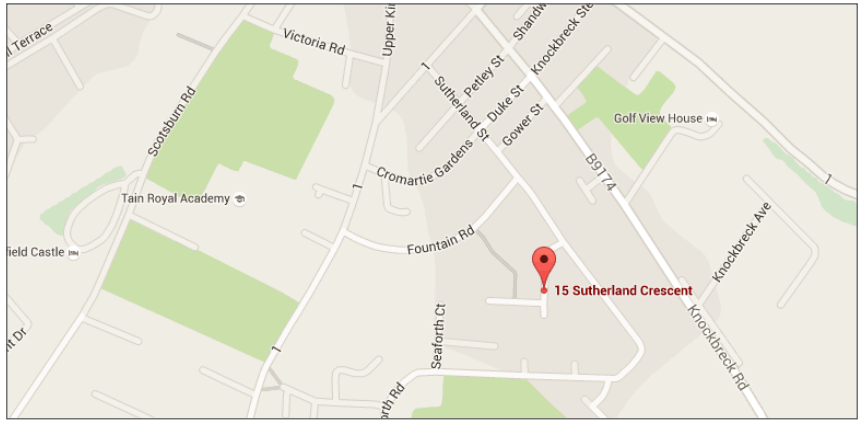
Lounge	4.90m (16'1") x 4.30m (14'1")
Kitchen	4.30m (14'1") x 2.80m (9'2")
Bedroom 1	4.30m (14'1") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")
Bedroom 3	4.20m (13'9") x 3.21m (10'6")
Bathroom	1.80m (5'11") x 1.60m (5'3")
WC	1.50m (4'11") x 0.79m (2'7")

Gross internal floor area (m²)
95m²

EPC Rating
C

Extras
(Included in the sale)

Carpets, blinds, integrated oven and hob.



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Part Exchange Available

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



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