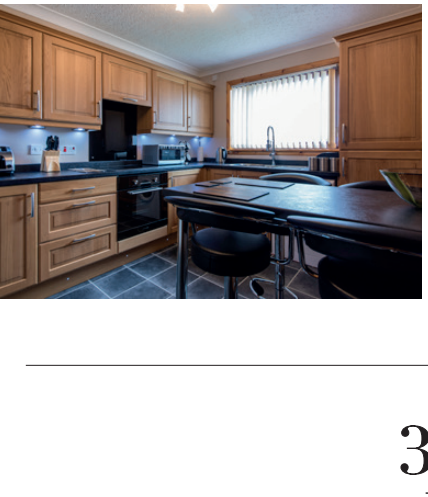
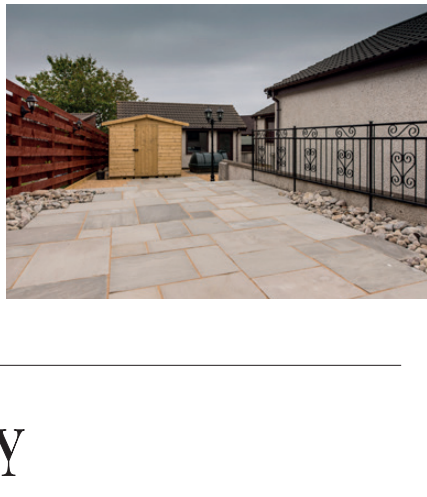
Exquisite three bedroomed bungalow

In prime Tain location close to local facilities









34 Canmore Way

Tain, Highland, IV19 1LR

Scan Here!

3 BED

2 BATH

LOCAL AMENITIES

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



Dornoch Firth, Fearn WWII Aerodrome

The property is located in a quiet street in 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 a short walk 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.







34 Canmore Way







McEwan Fraser Legal are delighted to offer a superb opportunity to purchase this attractive three bedroom detached bungalow located in a popular residential area within the Royal Burgh of Tain. This extremely well maintained property has been recently extended and renovated to a very high standard by the current owner.





The accommodation is all on one level and comprises of entrance vestibule, main hallway giving access to a spacious lounge/diner, breakfasting kitchen with quality wooden units and cupboards, three bedrooms, (all with fitted wardrobes and one with en-suite shower room), office/study, and wet walled family bathroom with underfloor heating, spa bath and shower.
The property benefits from oil-fired central heating and modern double glazing.

The front garden grounds are fully enclosed being laid mainly to lawn. A separate tarred driveway leads to a workshop/garage with electric door.
The private rear garden is fully enclosed and has been newly landscaped with an attractive mixture of chips complimented by Indian stone paving slabs. A patio area completes this ultra low maintenance leisure space.

This is a fine example of a contemporary family home and would also make a fantastic retirement home or investment property.













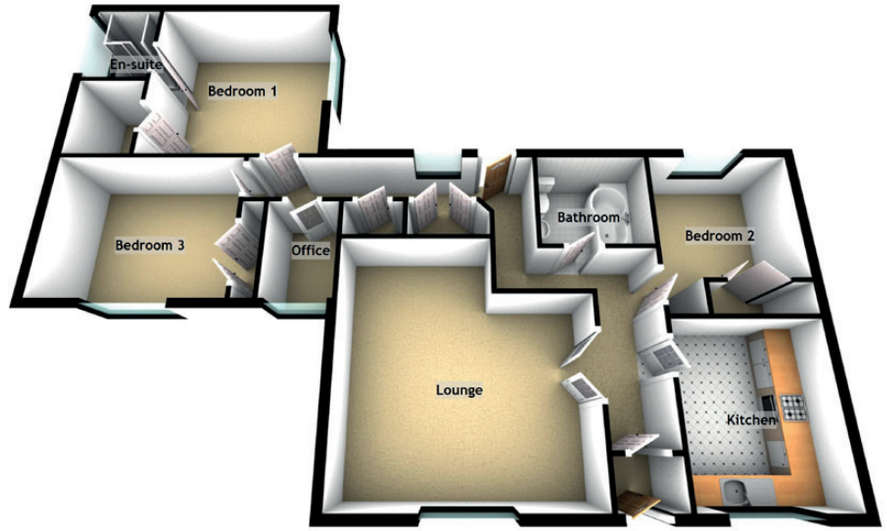












APPROXIMATE DIMENSIONS
(Taken from the widest point)

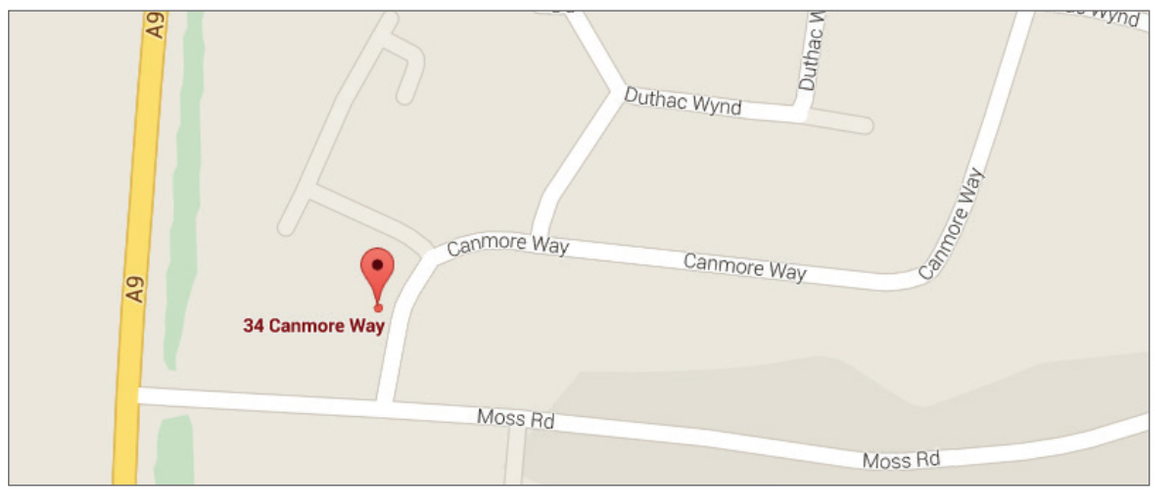
Kitchen	3.30m (10’10”) x 2.80m (9’2”)
Lounge	4.90m (16’1”) x 4.80m (15’9”)
Office	2.00m (6’7”) x 1.40m (4’7”)
Bedroom 1	3.80m (12’6”) x 3.60m (11’10”)
En-suite	1.80m (5’11”) x 1.40m (4’7”)
Bedroom 2	3.20m (10’6”) x 2.80m (9’2”)
Bedroom 3	3.80m (12’6”) x 3.00m (9’10”)
Bathroom	2.20m (7’3”) x 1.80m (5’11”)

GROSS INTERNAL FLOOR AREA (M²)

98

EXTRAS
(Included in the sale)

Oven & hob, fridge / freezer, carpets & blinds.



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McEwan Fraser Legal

Solicitors & Estate Agents

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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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.

Disclaimer - 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 schedule 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
ALAN SUTHERLAND
Designer