



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
01463 211 116

**9 Morangie Road**  
TAIN, HIGHLAND, IV19 1HP



Dornoch Firth, Tain High Street



# THE HIGHLANDS

The property is located close to the centre 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. Craighill Primary School is close by with secondary schooling provided at Tain Royal Academy.

A regular commuter train links Inverness to the south and Wick and Thurso to the north. The drive to Inverness is approximately thirty four 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 Inverness 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.







## 9 MORANGIE ROAD, TAIN

McEwan Fraser Legal are delighted to offer a rare opportunity to purchase this attractive detached bungalow in a desirable location within easy walking distance of Tain town centre.

The accommodation is all on one level and opens to a large entrance vestibule with cloakroom cupboard then leads to the main hallway which gives access to all rooms including the welcoming and spacious lounge with its bay window

and feature wooden fireplace. The well-fitted breakfasting kitchen with quality wooden units and cupboards has an integrated oven & hob, dishwasher and fridge. The adjacent utility room gives access to the rear garden. The four bedrooms all have mirrored fitted wardrobes with the master bedroom also having an en-suite shower room. The dining room could also be used as an additional bedroom if required. The accommodation is completed by the

provision of a family shower room. The large front garden is laid mainly to lawn with a chipped driveway leading to the garage/workshop offering additional off-street parking. The easily maintained rear garden is also laid mainly to lawn.

The property benefits from double-glazing, electric heating and would make an ideal family home or retirement/holiday property and is in walk-in condition.







Approximate Dimensions  
(Taken from the widest point)

|                       |                                |
|-----------------------|--------------------------------|
| Lounge                | 5.40m (17'9") x 5.24m (17'2")  |
| Kitchen               | 4.00m (13'1") x 3.00m (9'10")  |
| Utility               | 3.00m (9'10") x 1.50m (4'11")  |
| Bedroom 1             | 4.00m (13'1") x 3.00m (9'10")  |
| Bedroom 2             | 3.60m (11'10") x 3.00m (9'10") |
| Bedroom 3             | 3.00m (9'10") x 2.95m (9'8")   |
| Bedroom 4             | 3.00m (9'10") x 2.80m (9'2")   |
| Dining Room/Bedroom 5 | 3.90m (12'10") x 2.40m (7'10") |
| Shower Room           | 3.00m (9'10") x 1.80m (5'11")  |
| En-suite              | 2.60m (8'6") x 1.10m (3'7")    |

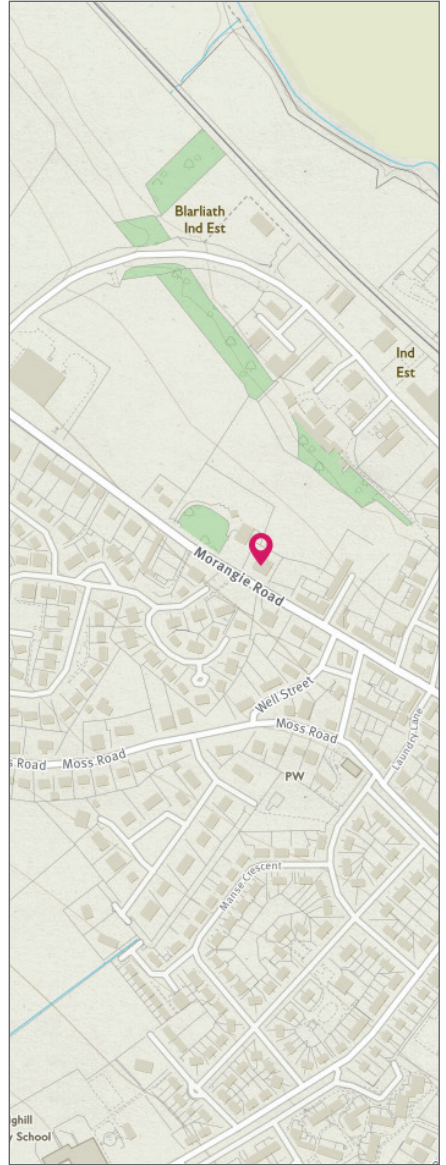
Garage 5.10m (16'9") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>) - 135m<sup>2</sup>

EPC Rating - E

Extras  
(Included in the sale)

Integrated oven and hob, dish-washer and fridge.







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