Stunning four bedroom villa in peaceful semi-rural location

Close to Tain with fantastic garden grounds









Redwood

Tarlogie, Tain, Highland, IV19 1QA

Scan Here!

4 BED

3 BATH

VIEWS

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01463 211 116
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

TARLOGIE

Tain, Highland



DORNOCH FIRTH
CROMARTY FIRTH



TARLOGIE IS A SMALL HAMLET ON THE OUTSKIRTS 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 near the property.

High quality 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, designed by Old Tom Morris, presents a stiff challenge for golfers with the world famous links at Royal Dornoch a short drive away. The villa is also located close to the home of the 16 Men of Tain at the world famous Glenmorangie Distillery.







Kitchen, dining area and utility room



REDWOOD

A wonderful opportunity to purchase this substantial detached villa located in a beautiful semi-rural location but within easy walking distance to the Royal Burgh of Tain. Whilst benefiting from contemporary style and quality features, this family home exudes a pleasing and relaxing atmosphere.

The accommodation on the lower floor comprises of welcoming hallway giving access on the lower floor to a bright double-aspect lounge with feature open fireplace on a slate hearth, the dining kitchen comes complete with electric range cooker and American style fridge/freezer, utility room, office, bedroom and family bathroom. The upper accommodation is reached via a pine staircase and consists of three further bedrooms (two with en-suite shower rooms). The property has been thoughtfully designed by giving the lounge and all bedrooms attractive views towards Ben Bhraggie in the distance.

The large enclosed garden grounds are laid mainly to lawn and extend to the rear of the property up to a shelter belt afforded by the adjacent wooded area. A large section of decking is further enclosed with new fencing and can be accessed seamlessly through the patio doors leading from the kitchen. The front garden is also laid to lawn with the block driveway leading onto a large tarmac area to the side and rear reaching round to the large garage workshop. This is a truly magnificent property in a majestic setting.



















Bedrooms & Bathrooms

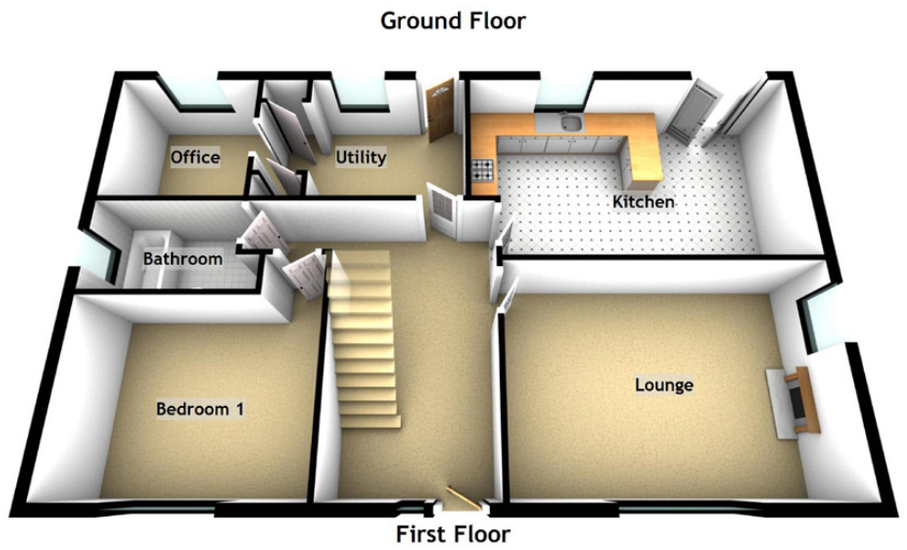










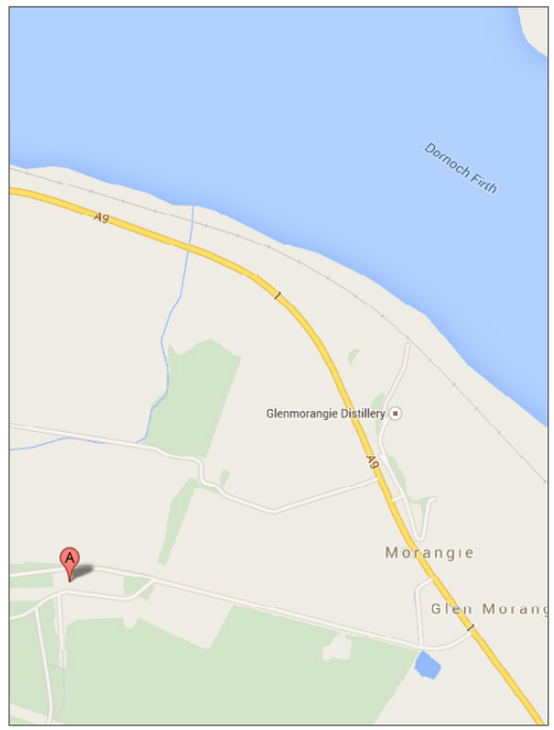


APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.80m (12'6")
Kitchen	5.90m (19'4") x 3.50m (11'6")
Utility	3.70m (12'2") x 2.40m (7'10")
Office	2.50m (8'2") x 2.40m (7'10")
Bedroom 1	4.00m (13'1") x 3.80m (12'6")
Bedroom 2	4.40m (14'5") x 4.00m (13'1")
En-suite 2	2.80m (9'2") x 1.70m (5'7")
Bedroom 3	4.40m (14'5") x 4.10m (13'5")
En-suite 3	2.50m (8'2") x 1.70m (5'7")
Bedroom 4	2.60m (8'6") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 1.60m (5'3")

EXTRAS
(Included in the sale)

Electric range cooker and American-style fridge/freezer. Other items may be available by separate negotiation.











McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

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

Part Exchange

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Text and description
THOMAS KISOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer