

Beautiful five bedroom modern villa

Built to a high specification with low energy consumption







Waterloo

Morangie Road, Tain, Highland, IV19 1PY

Scan Here!

5 BED

3 BATH

VIEWS

ENERGY
A
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



Tain, Inverness

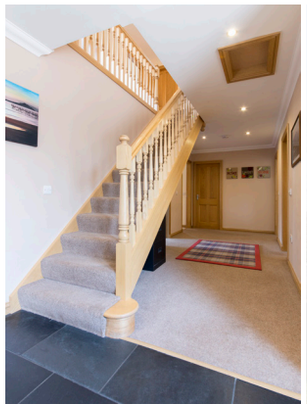
The property is located in Tain, Scotland's oldest Royal Burgh. Tain is well served by a number of large supermarkets but unusually still retains many small family businesses. A modern health centre has just been opened near the property. High quality primary and secondary schooling is provided by nearby Craighill and Tain Royal Academy respectively. A regular commuter train links Inverness to the south and Wick and Thurso to the North. The drive 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.

WATERLOO

An excellent opportunity has arisen to purchase this very spacious detached villa located in the Royal Burgh of Tain. This stunning family home was built in 2009 to a bespoke design with great focus on minimal energy usage hence the 'A' Rating on the current Energy Performance Certificate. This has been achieved by the use of ground source heating, garage roof solar panels and extensive insulation throughout. The property has been beautifully finished with contemporary fittings, extensive use of oak panelled doors and an ash staircase.

The accommodation is on two levels and comprises of large welcoming hallway, family dining kitchen, sun lounge, five bedrooms (including the master with en-suite shower-room), upstairs lounge, separate family shower-room, study and box-room. As is common in such a lovely part of Scotland, the lounge is positioned on the upper level to take full advantage of the scenic views over the Dornoch Firth to the Sutherland Hills.

The garden grounds are set on a generous plot with extensive vehicle parking on the tarred drive to the front of the property. The rear garden is laid mainly to lawn ideal for a family kick-about but could also be further developed into a vegetable garden if required. The large double garage has an automatic roller door and has a storage floor above which is reached by internal stairs and could potentially further developed if so desired.







Family Dining Kitchen & Lounge









The Master Bedroom





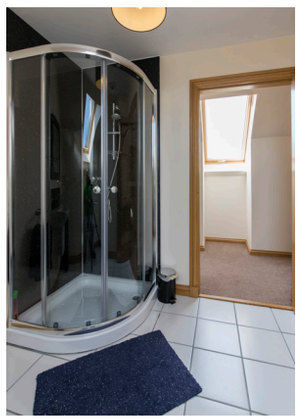


Four Further Bedrooms

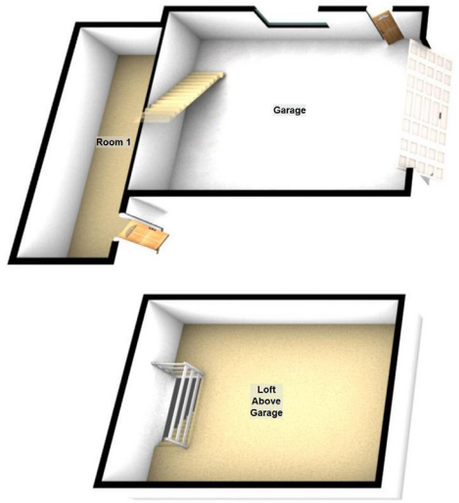




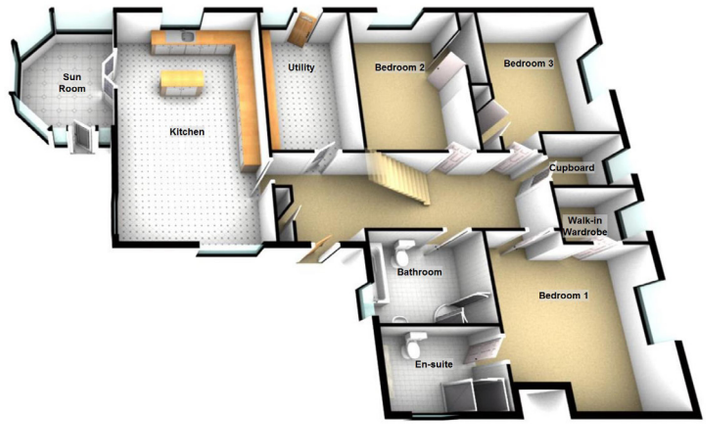








Ground Floor



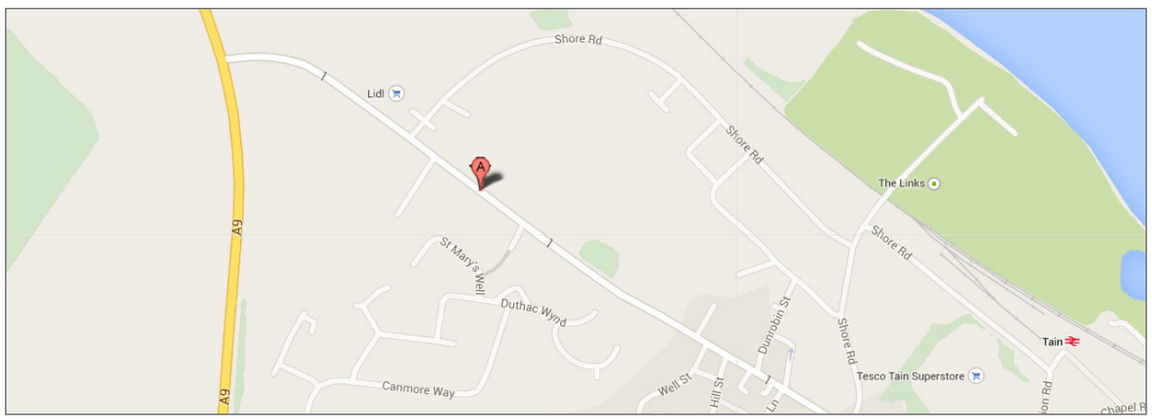
First Floor



Approximate Dimensions
(Taken from the widest point)

Lounge	6.40m (21') x 6.20m (20'4")
Kitchen	6.80m (22'4") x 4.40m (14'5")
Utility	4.70m (15'5") x 2.70m (8'10")
Sun Room	3.90m (12'10") x 3.50m (11'6")
Bedroom 1	4.50m (14'9") x 4.50m (14'9")
En-suite	3.20m (10'6") x 2.30m (7'7")
Walk-in Wardrobe	2.30m (7'7") x 1.60m (5'3")
Bedroom 2	4.70m (15'5") x 3.30m (10'10")
Bedroom 3	4.10m (13'5") x 3.50m (11'6")
Bedroom 4	4.90m (16'1") x 3.70m (12'2")
Bedroom 5	4.70m (15'5") x 3.50m (11'6")
Bathroom	3.20m (10'6") x 2.60m (8'6")
Shower Room	2.30m (7'7") x 2.20m (7'3")
Room 1	4.20m (13'9") x 2.50m (8'2")
Garage	7.80m (25'7") x 5.80m (19')
Loft Above Garage	7.80m (25'7") x 5.80m (19')

Floor Plan, Dimensions & Map











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Part Exchange

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