





DORNOCH FIRTH TOWARDS BONAR BRIDGE // DORNOCH FIRTH FROM SPINNINGDALE // TAIN TOWARDS BEINN DOMHNAILL



he property is located near the centre of Tain, Scotland's oldest Royal Burgh. Tain is well served by large supermarkets but unusually still retains many small family businesses in the High Street. A modern health centre has just been opened nearby with Craighill Primary School and Tain Royal Academy, a short walk away.

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 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.



PROVOST
FERGUSON DRIVE
TAIN / IV19 1RE

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cEwan Fraser Legal are delighted to offer a very rare opportunity to purchase this extremely well-presented four bedroom detached villa located in a quiet and desirable residential area of Tain. Built in the mid-70's, this stunning property has been modernised over recent years by the current owners to create a comfortable and contemporary family home.

This accommodation on the lower floor consists of spacious lounge with a feature slate inset wood burning stove and a beautiful engineered oak floor which is also prevalent through-out most of the lower rooms, large open-plan dining, family room (also with wood-burning stove) & well-fitted kitchen with its sumptuous oak units, cupboards and breakfast bar, master bedroom with a luxurious en-suite shower-room, utility room (with space for washing machine and tumble

dryer), separate WC and stairs to upper floor. The upper accommodation consists of three further bedrooms (two with fitted wardrobes) and a large family bathroom with a separate shower cabinet and fully tiled walls and floor. The property benefits from modern double glazing and oil-fired central heating.

The house is set in an area of sizable but easily maintained garden with the private rear garden laid mainly to lawn offset with raised beds and mature borders. The front garden is also laid to lawn and mature borders with a block brick paving. In addition, there is a large double garage/workshop area. Two timber sheds for the storage of garden implements are also included in the sale.

The property would make an ideal family home or retirement/holiday property.



ENTRANCE HALLWAY
KITCHEN & UTILITY



..ACCOMMODATION ON THE LOWER FLOOR
CONSISTS OF SPACIOUS LOUNGE WITH A
FEATURE SLATE INSET WOOD-BURNING
STOVE AND A BEAUTIFUL ENGINEERED
OAK FLOOR...

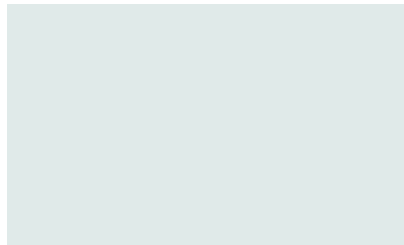
LOUNGE
&
FAMILY ROOM



BEDROOMS
& EN-SUITE



...A LARGE
FAMILY
BATHROOM
WITH A
SEPARATE
SHOWER
CABINET
AND FULLY
TILED
WALLS AND
FLOOR...



BEDROOMS,
BATHROOM,
WC

Approximate Dimensions

(Taken from the widest point)

Family/Dining Room	5.80m (19') x 3.82m (12'6")
Kitchen	6.00m (19'8") x 4.10m (13'5")
Utility	4.10m (13'5") x 1.80m (5'11")
Lounge	6.60m (21'8") x 4.10m (13'5")
Bedroom 1	4.10m (13'5") x 3.91m (12'10")
En-suite	2.80m (9'2") x 1.60m (5'3")
Bedroom 2	4.47m (14'8") x 3.40m (11'2")
Bedroom 3	4.40m (14'5") x 3.80m (12'6")
Bedroom 4	3.42m (11'2") x 3.00m (9'10")
Bathroom	3.40m (11'2") x 2.00m (6'7")
WC	2.32m (7'7") x 1.04m (3'5")

Extras

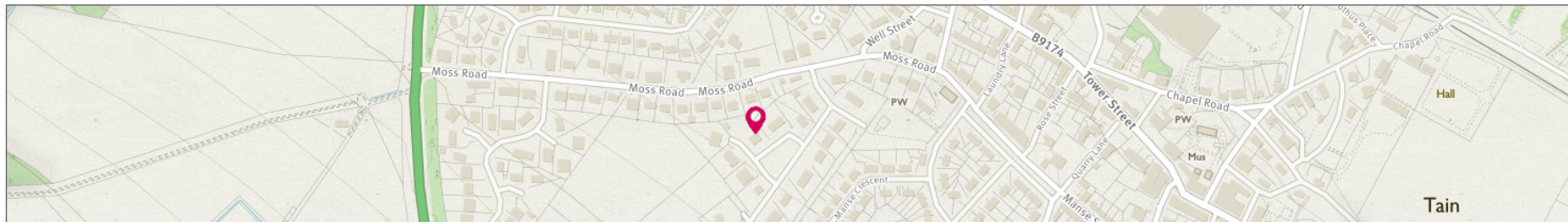
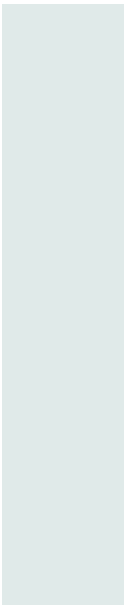
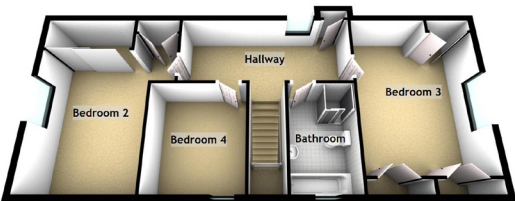
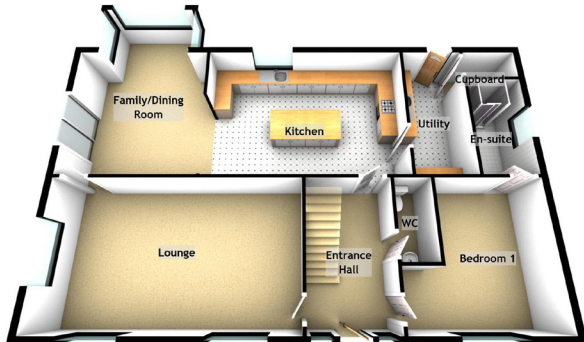
(Included in the sale)

Free-standing dishwasher & fridge, integrated cooker, carpets curtains & blinds. Two timber sheds.

Approximate internal floor area (m²)

179 m2

Specifications
& Property Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
EAMONN MULLANE
Designer