



UISGE-BEATHE TARLOGIE ROAD BY TAIN, IV19 1QA

Extremely Spacious 4 Bedroom House enjoying stunning views across Dornoch Firth

- Entrance Vestibule
- Hall
- Lounge
- Dining Room
- Conservatory
- Kitchen/
Breakfasting Room
- Utility Room
- 2 Bathrooms
- Shower Room
- 4 Bedrooms
- Oil Fired Central heating
- Double Glazing
- Double Garage
- Large Garden
- EPC Band - D



Fixed Price £275,000



DESCRIPTION

This spacious family home appreciates many pleasing features including the attractive feature stone walls in the hall and lounge, vaulted ceiling in the hall, modern bathroom, shower room and kitchen. The large kitchen has been upgraded in recent years and has ample space for a table and chairs whilst the large conservatory enjoys a pleasing open aspect. Well maintained and in good order throughout, there is oil fired central heating and double glazing, a large garden with driveway parking and double garage.

LOCATION

Quietly situated, just over a mile (approximately) from the Royal Burgh of Tain, which has a good selection of local amenities and facilities including banks, medical centre, garage, hotel, post office and a variety of shops. Primary school education is provided for at Craighill Primary (in Tain itself) and secondary school children attend Tain Royal Academy. Tain has its own championship golf course and, for visitors to the area, is home to the Glenmorangie Malt Whisky Distillery and Tain Pottery. Dornoch is approximately 9 miles north of Tain and Inverness 35 miles to the south.

DIRECTIONS

From Inverness follow the A9 north and pass the first entrance to Tain. Follow the road as it continues round to the right and continue passed the last entrance to Tain (sign posted for the Industrial Estate). Take the next road to the left, which is sign posted Tarlogie & follow the road for just under 0.5 mile. Uisge Beathe is on the right hand side.







ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE 2.32m x 0.62m (7'7" x 2'0")

Double glass panelled doors with glazed side panels open from the front garden to the vestibule. Glass panelled door with glazed side panel opens to the hall.

HALL 4.33m x 3.68m (14'2" x 12'1") – at widest

The hall is bright and airy with a vaulted ceiling incorporating a feature stone wall with display recess. Door to deep storage cupboard with shelving and hanging rail. Second cupboard housing the hot water tank. Further shelved cupboard. Double glass panelled door to kitchen, door to bathroom, family room and lounge. A mahogany open-tread staircase leads up to the first floor accommodation.

BATHROOM 2.70m x 2.50m (8'10" x 8'2")

Set on the ground floor and fitted with a white suite incorporating a deep bath, corner shower cubicle with mains shower over, w.c. and wash hand basin set in a vanity unit. Wall mirror with light. Opaque window to the front. Electric under-floor heating.

LOUNGE 5.78m x 4.17m (19' 0" x 13'8")

This a large and spacious room enjoying views across the garden to the Firth and beyond. Large window to the front and patio doors to the rear allow natural light to flood the room. Feature stone wall incorporates the log burning stove which makes a lovely focal point of the room. TV aerial point. Door to the kitchen.

KITCHEN/BREAKFASTING ROOM 7.93m x 3.59m at widest point (26'0" x 11'9")

This well laid out kitchen has been modernised in recent years and offers a good range of wall and base units. There is a Britannia range cooker with gas hob and electric oven. American fridge freezer. Single oven. One and a half bowl stainless steel sink with drainer. Double glass panelled doors to hall, patio doors to the garden, door to the lounge, rear hall and utility room. There are glass fronted display cabinets fronting into the dining area. Window to rear and side, both enjoying the superb open aspect across countryside to Firth. Ample space for table and chairs. Karndean flooring.

UTILITY ROOM 2.03m x 1.80m (6'8" x 5'11")

Range of wall and base units. Stainless steel sink with drainer. Window to rear. Space for washing machine and tumble dryer.

REAR HALL 1.69m x 1.08m (5'7" x 3'7")

Door to shower room and family room. Door to cupboard housing the fuse box. Door to rear garden.

SHOWER ROOM 2.03m x 1.42m (6'8" x 4'8")

Fitted with tiled shower cubicle with mains shower over, w.c. and wash hand basin. Opaque window to the side.

FAMILY ROOM / DINING ROOM 4.90m x 3.12m (16'1" x 10'3")

Spacious room with doors accessing the hall, rear hall and conservatory. Television aerial point. Shelving unit with inset lighting over.

CONSERVATORY 3.39m x 3.57m (11'9" x 11'1") approximately

This is a bright room and appreciates a pleasing outlook across the garden. Double doors to garden and to dining room.

FIRST FLOOR

The Mahogany open plan staircase leads up from the hall to the gallery style

LANDING 3.80m x 1.17m (12'6" x 3'10" & 14'10" x 3'3") and 4.52m x 0.99m

Doors to bathroom and four bedrooms. Two doors to interconnecting shelved linen cupboard. Hatch to loft.

BEDROOM 1 4.20m x 4.17m (13'9" x 13'8")

Large double bedroom with window to the rear and side taking in the stunning views over the garden, countryside to the Firth beyond. Louvre doors to two double cupboards with shelving and hanging rail. Mirrored door to walk-in cupboard with shelving. Low level door to shelved storage area. Telephone point. TV aerial.

BEDROOM 2 4.14m x 3.20m (13'7" x 10'6")

Another good sized double room with windows to the side and rear taking in the beautiful views over the garden to the Firth beyond. Louvre doors to two double cupboards with shelf and hanging rail.

BEDROOM 3 3.34m x 2.83m (10'11" x 9'3")

Double bedroom with window to the side overlooking the garden. Door to cupboard with shelf and hanging rail. Low level shelving.

BATHROOM 2.71m x 2.00m (8'11" x 6'7")

Fitted with a white suite comprising bath with shower and screen over, w.c. and wash hand basin. Display storage shelves. Amtico flooring. Velux window to rear.

BEDROOM 4 3.61m x 2.92m (11'10" x 9'7")

Window to the side overlooking the garden. Telephone point.

DOUBLE GARAGE 6.06m x 6.00m (19'11" x 19'8")

Two up and over doors to the front and pedestrian door to the rear. Power and light. Window to rear.

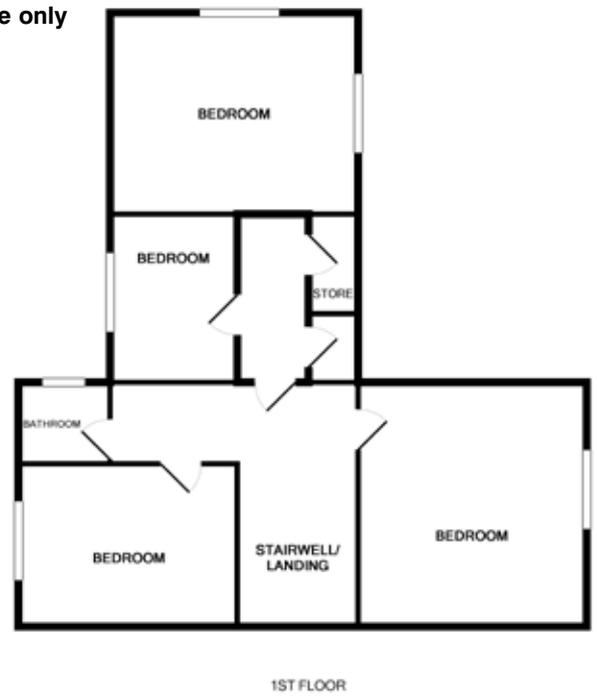
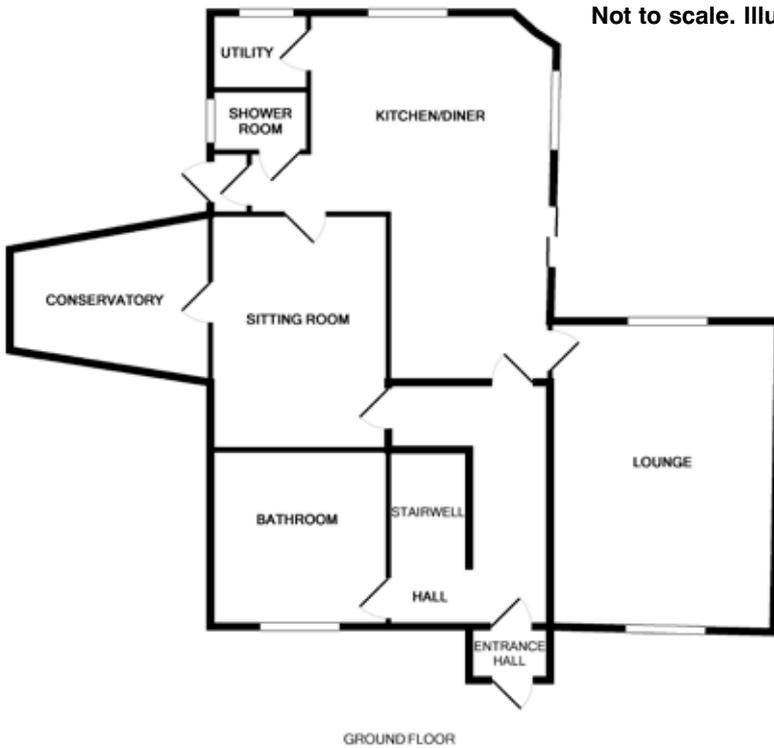


GARDEN

The house is set in a well maintained and mature garden area, extending to approximately one third of an acre. The front is mainly laid to tarmacadam providing generous parking space. There is a raised patio area with a path leading round either side of the house to a gate accessing the enclosed rear garden. There is mature trees and hedging bordering the front of the property offering extreme privacy. The rear garden is mainly laid to grass with a variety of planted areas with mature shrubs and flowers. There are two greenhouses, log store and coal bunker. A raised patio area with water feature provides an idyllic area for relaxing or entertaining in the peace and tranquillity of the countryside whilst taking in the beautiful views on offer. There is a gravelled area to the side with rotary clothes dryer. Two exterior water taps (one at the front and one in the rear garden).



Not to scale. Illustrative only



HEATING

The property benefits from oil fired central heating.

GLAZING

The subjects are fully double glazed.

EXTRAS

All fitted floor coverings and blinds are included in the asking price and many other items available by separate negotiation.

COUNCIL TAX

The current Council Tax band on this property is band F. You should be aware that this may be subject to change upon the sale of the property.

SERVICES

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

ENTRY

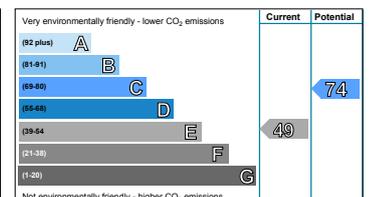
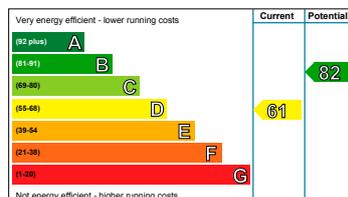
By mutual agreement.

VIEWING

Contact the selling agents on (01463) 253911 to arrange an appointment to view.

REF: IM/KM

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