

MACKENZIE & CORMACK

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SCOTT'S BOTHY, KINGSCAUSEWAY, TAIN, ROSS-SHIRE IV19 1NE

OFFERS OVER £50,000

Traditional stone cottage with outstanding views in a peaceful setting. Quietly situated in a rural area close to Tain. The cottage requires major renovation throughout and offers a superb development possibility to a purchaser with vision and time. This cottage could be the ultimate hideaway, offering complete peace and tranquillity. Scott's Bothy is located about 3 miles south of Tain and about two miles from the A9. The property has been uninhabited for a number of years. Full Planning Permission to renovate the cottage was previously granted though has now expired. Additional land may be available by separate negotiation.

HSPC Ref: MK04/59152

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP





Tain is Scotland's oldest Royal Burgh and is on the route of famous North Coast 500 scenic drive around the north Highlands. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and bank. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.

DIRECTIONS:

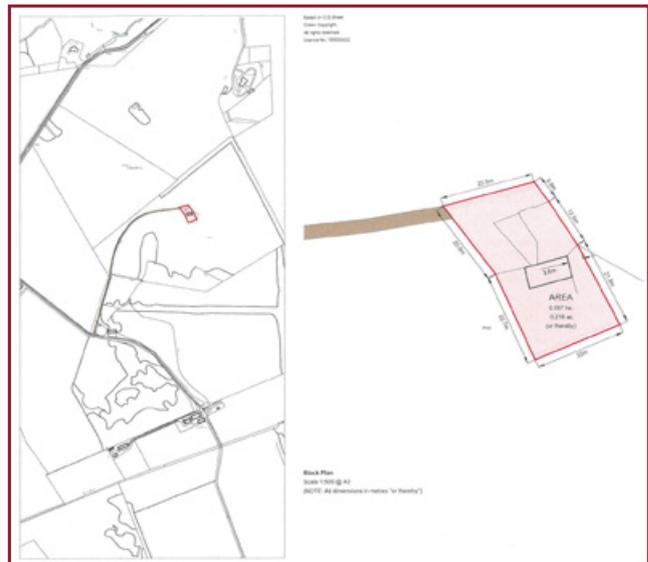
Travel north on A9 and a mile south of Tain, turn left at junction signposted Gelnaldie & Rosemount. Continue on this single track road for just over a mile and turn left at the sign for Heathmount and Pitmaduthy. Continue on this road for half a mile and turn first left signposted Tainfield. Park ¼ mile down this road and Scott's Bothy can be accessed down a track on the left. Please do not leave any gates open and be careful of livestock. No dogs allowed.

DISCLAIMER:

Prospective viewers should note that the access track is rough and the cottage itself is in a semi-derelict condition. Neither the seller of Scott's Bothy nor their Agents will accept any liability for damage or injury caused as a result of visiting the property.

Viewing:

Please contact the Selling Agents.



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.