

3 Balinroich Farm Cottages

FEARN, TAIN, HIGHLAND, IV20 1RR



A gorgeous, move-in ready one-bedroom cottage set against a rural countryside backdrop



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Welcome to 3 Balinroich Farm Cottages, a stunning one-bedroom end-of-terrace cottage nestled amidst the tranquil rural countryside, offering a true Highland retreat.

THE LOUNGE



Step into this charming property to discover a spacious and light lounge adorned with a feature wood burner fireplace, creating a cosy ambience for relaxation.

THE KITCHEN



The kitchen comes equipped with freestanding white goods, providing convenience for everyday living.





A generously sized double bedroom offers comfort and tranquillity, while a modern shower room with a cubicle adds a touch of luxury.

This cottage seamlessly blends modern comforts with traditional charm, boasting modern flooring and delightful decor complemented by traditional wooden cottage-style doors. Clever storage shelves on the landing/stairway area optimise space efficiently.

THE BATHROOM



THE BEDROOM



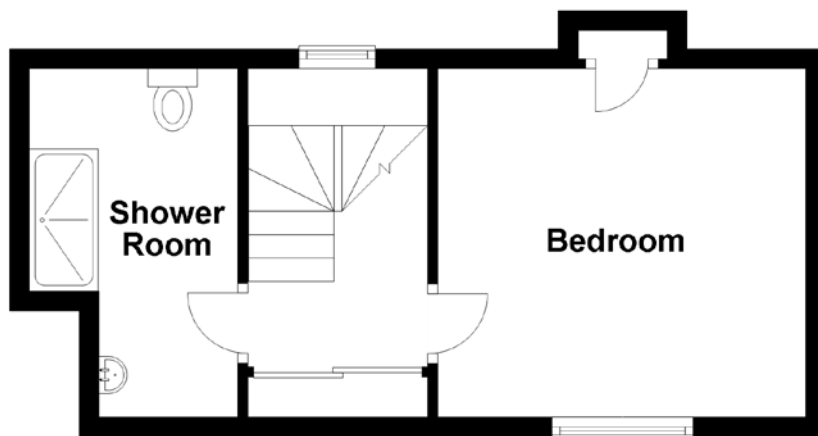
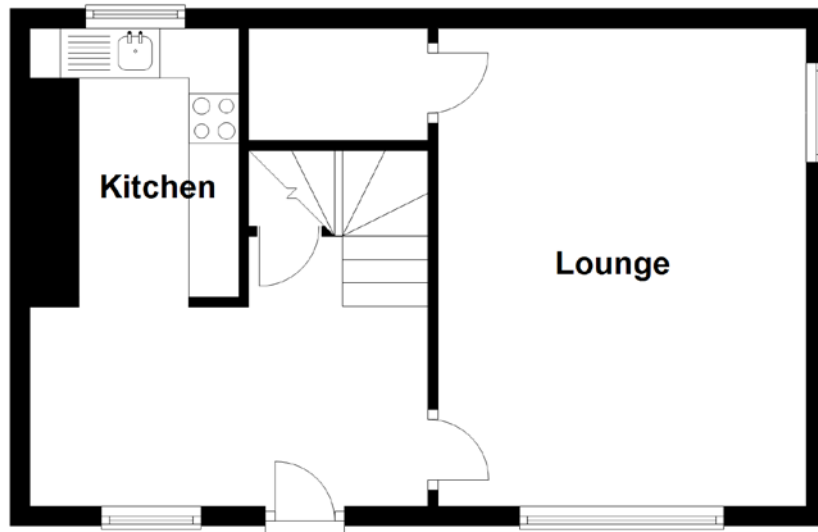
Outside, a fenced enclosed garden with a shed awaits, providing a serene spot to soak in the picturesque rural surroundings.

Ideal as a permanent residence or a lucrative holiday let, this property offers easy access to the NC500 and various attractions, making it a perfect Highland retreat. Don't miss the opportunity to make this cottage your own slice of Highland paradise.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

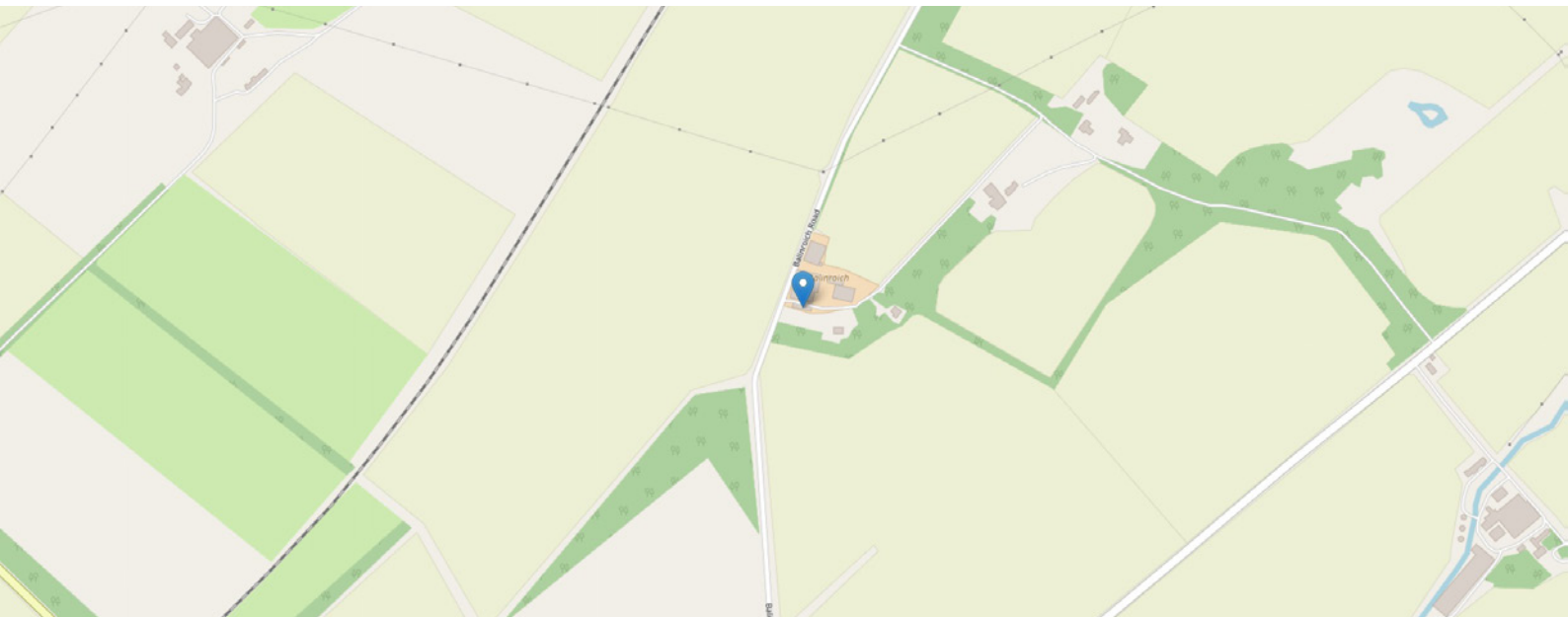


Approximate Dimensions
(Taken from the widest point)

Lounge 4.80m (15'9") x 3.70m (12'2")
Kitchen 2.70m (8'10") x 2.10m (6'11")

Bedroom 3.70m (12'2") x 3.50m (11'6")
Shower Room

Gross internal floor area (m²): 66m²
EPC Rating: G





Just 5 miles away, Tain stands as the nearest bustling hub, a quick 11-minute drive from the cottage. Despite its proximity, Tain retains its distinctive allure, boasting a blend of major supermarkets and quaint family-owned establishments adorning its High Street. Moreover, Tain hosts a modern health centre and is home to the esteemed Tain Royal Academy, ensuring exceptional educational prospects for your family. For those eager to venture beyond, Tain offers excellent connections to the wider Highland region and beyond, with regular commuter trains facilitating convenient travel to Inverness in the south, as well as Wick and Thurso to the north.

The vibrant city of Inverness, Highland's capital, lies just a picturesque 38-mile drive away. Inverness seamlessly melds urban conveniences with natural splendour and historic landmarks. As one of Europe's fastest-growing cities, Inverness boasts an array of retail parks, cultural attractions, educational institutions, entertainment venues, and state-of-the-art medical facilities.

Inverness enjoys superb connectivity by road, rail, and air to various UK airports, including London Gatwick, and international destinations, positioning it as an ideal nexus for both business and leisure travellers alike



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