

Monster Moves



Plot 2, Lower Pitcalnie Nigg, Tain, Ross-Shire IV19 1QP

Offers Over £495,000



An opportunity to purchase a new build executive home with stunning views across the Cromarty Firth. Commuter distance to Inverness. This individual property has 4 bedrooms, (2 with en suites) open plan living kitchen dining space, bathroom, utility and a large garden. This property is a home that is bespoke as the buyers design and requirements can be put into the build after discussions with the builder.



THE BUILD

Built by a local builder of good repute, this four bedroom detached property with stunning views is built to a high specification and offers the opportunity to live in a unique build and make the house your home.

SIZE of PROPERTY

The property is over two floors
Ground floor 105.30 sq m
First floor 80.76 sq m
Total 186.06 sq m

GARDEN AREA

The house sits on a large garden with uninterrupted views over The Cromarty Firth to Fyrisn monument and as far as Ben Wyvis Mountain. All paths around the property will be constructed with paving slabs and hard standing for vehicles at the front of the house. The rear garden will be laid to grass and a patio area in front of the French doors. The garden will be enclosed at the rear with wire fence and hedging.

PERSONAL INPUT

At this stage of build you are able to choose your flooring, bathroom, style of kitchen and any specific needs within an agreed budget.

SPECIFICATION OF BUILD

Underfloor heating on ground floor
Radiators on first floor
Composite uPVC windows and doors Double Glazed
Aluminium Bi fold Doors
Marley interlocking concrete roof Tiles
Internal Oak Doors
Air source Heat Pump (11 kw capacity) Located Externally

LOCATION

Located in the scattered hamlet of Pitcalnie some 8 miles south of the town of Tain and close to the seaboard villages of Shandwick, Hilton and Balintore on the east coast of the Highlands of Scotland.

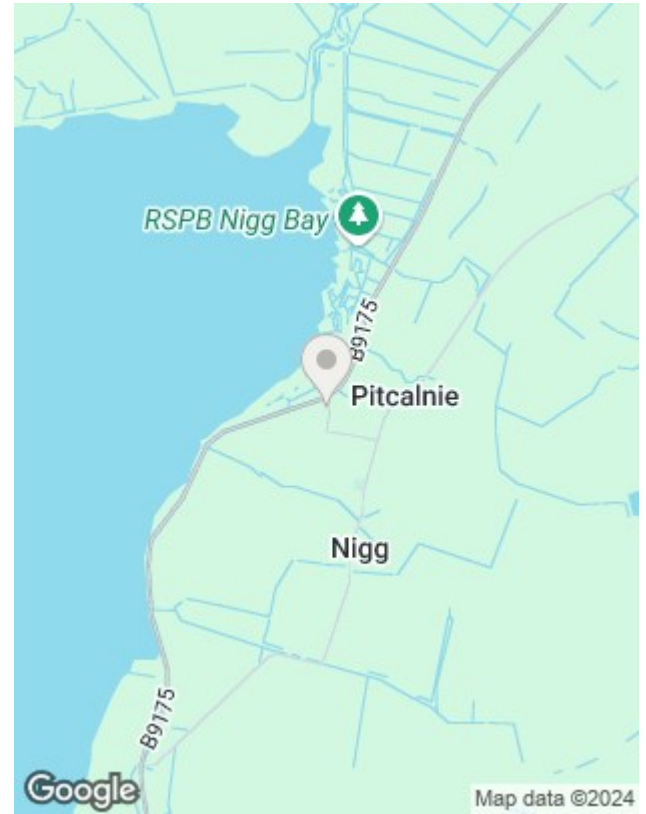
Local amenities are in Tain and Alness;- supermarkets, primary & secondary schools, hairdressers, local shops, restaurants, pubs, doctors, dentists etc.

What3words ///describes.equipment.riverbed

ADDITIONAL INFORMATION

Council Tax Band to be confirmed by Highland Council on completion.

Area Map



Floor Plans





Drawings and images contained in this pack are computer representations indicating layout. Check that all room dimensions detailed are correct. Consult the quotation for a list of items. Plan: B5302665405 Depot: Inverigordon



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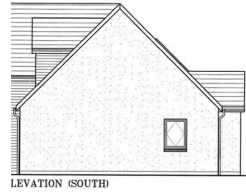


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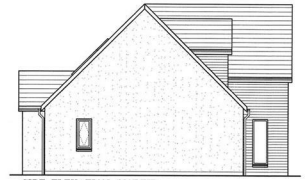




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LEVATION (SOUTH)



SIDE ELEVATION (NORTH)



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