

3A Nigg Station  
Tain, Ross-Shire, IV19 1QJ



Offers Over £310,000



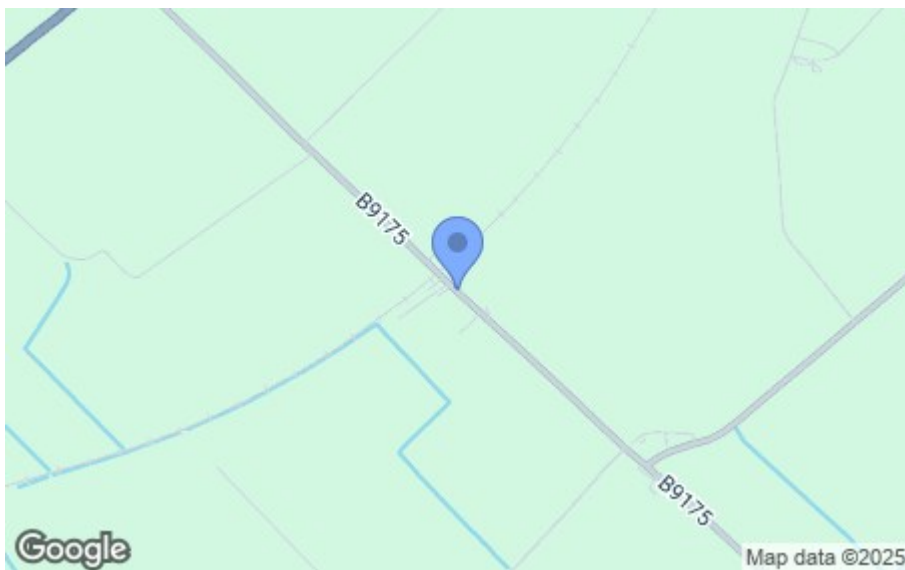
A beautifully finished 4-bedroom semi-detached property in the desirable location of Arabella, near Tain, presents an excellent opportunity. Highlights include high-quality features such as oak doors, a fully equipped kitchen, and stylish en suites with the two first-floor double bedrooms. The versatile accommodation includes a ground floor fourth bedroom and bathroom, alongside a sitting room, kitchen/dining area, and utility. The property sits within a generous garden with lovely views over open fields and benefits from extensive driveway parking. Conveniently located just 5 miles from Tain and its amenities.







- 4 Bedroom Semi-Detached Property
- Off Street Parking on Driveway
- Two Bedrooms feature En Suites
- Rear Outlook Over Fields



**PRS**  
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG  
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## HALL

The quality of craftsmanship is immediately evident upon entering this home. Features such as the wood flooring, solid oak doors, and decorative coving create a lasting first impression. The generously sized hallway offers access to all rooms on the ground floor and houses the staircase to the first floor. A convenient understairs cupboard provides valuable storage space.

## LOUNGE

13'1" x 13'1"

A neutrally decorated room with wood flooring, partially glazed oak door, 2 large windows and a multi fuel burner on a slate hearth.



## KITCHEN/DINING ROOM

22'11" x 9'10"

Bathed in natural light, this kitchen and dining room offers a clear separation of spaces. The kitchen, with its graphite grey cabinetry, white worktops, and tiled splashback, benefits from views over the rear garden and is equipped with integrated appliances including an induction hob, oven, hood, dishwasher, and larder fridge freezer. The dining area, situated to enjoy the front garden view, is seamlessly connected to the kitchen by French doors in the centre, providing easy access to the rear garden. Wood flooring unites the entire room.

## UTILITY

7'10" x 5'6"

The utility has an exit to the rear garden. A base unit with sink provides storage and space for washing machine and tumble drier. Fitted shelves are located above.



## BATHROOM

5'10" x 7'10"

The bathroom has white three piece suite comprising; bath, pedestal wash basin and w/c.



## BEDROOM 4

11'9" x 9'10"

A good sized double bedroom on the ground floor that could be alternatively used as a dining room or office, it is presently used as a snug.

## FIRST FLOOR

The stairs are carpeted and lead to three bedrooms.

## BEDROOM 1 WITH EN-SUITE

16'4" x 9'10", 5'6" x 6'2"

A comfortable double bedroom benefits from ample natural light through a large window and offers practical storage with both a built-in cupboard and a fitted wardrobe. The adjoining en suite shower room is equipped with a white pedestal basin, WC, and a corner shower cubicle featuring a mains shower, with tiled surfaces throughout.



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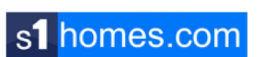
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### BEDROOM 2 WITH EN-SUITE

16'4" x 9'10", 5'6" x 6'2"

A further double bedroom offering good natural light from a large window and includes practical storage with a built-in cupboard and a fitted wardrobe. The accompanying en suite shower room comprises a white pedestal basin, WC, and a corner shower cubicle with a mains-powered shower, benefiting from tiled surfaces.

### BEDROOM 3

8'2" x 6'6"

Providing versatility, the third bedroom can serve well as a single bedroom or a dedicated home office space. It benefits from natural light via a Velux window.

### GARDEN

The property benefits from extensive outdoor space. To the rear, a large enclosed garden includes a fenced lawn and a delightful area with seating, perfectly positioned to overlook the adjacent open fields. A private gazebo with screening is located to the side. The front of the property features a spacious chipped driveway with parking for numerous vehicles, as well as a significant wooden workshop situated within the enclosed front garden, complete with a fence and gate.

### ADDITIONAL INFORMATION

Solar Panels

Air Source Heat Pump to Central Heating

### LOCATION

The property is located on the B9175 road at Arabella just a mile along from the A9 Nigg roundabout. The property is the second house on the right after the railway line.

Local amenities are available in Tain some 5 miles north. Enhanced facilities are available in Inverness 32 miles south.

What3words ///quote.mostly.tested



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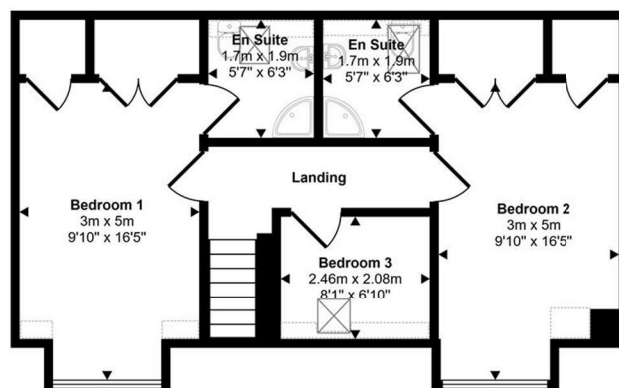
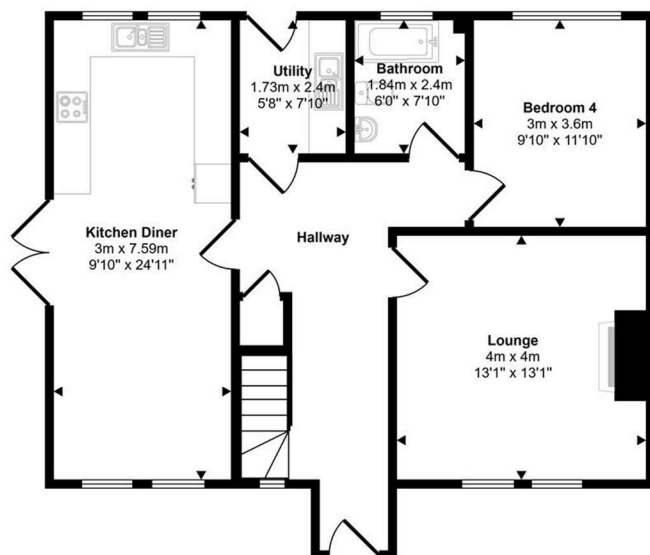
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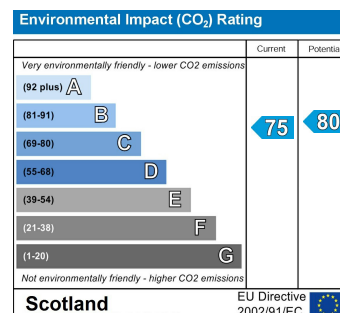
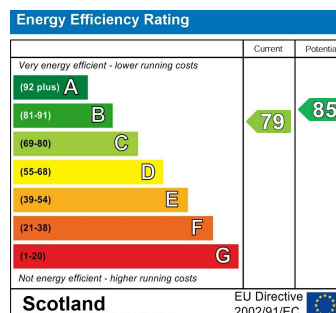
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Approx Gross Internal Area  
130 sq m / 1398 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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**Living Wage**  
Foundation



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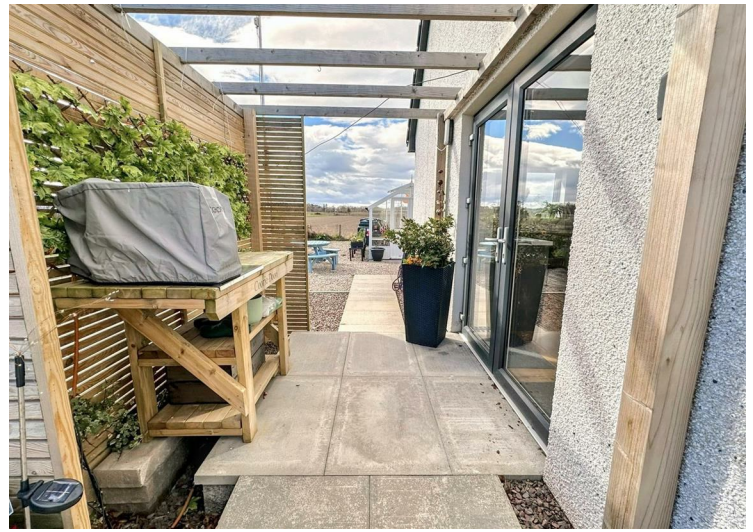
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**Council Tax**  
Highland Council Band D

**Tenure**  
Freehold

**Entry**  
By mutual agreement

**Viewing**  
To arrange a viewing of 3A Nigg Station, Arabella, Tain, Ross-Shire IV19 1QJ, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



Approx. Site Plan

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