



## **Detached Villa**

“Carraig an Teine”  
Midfield, Talmine.  
IV27 4YT



# “Carraig an Teine”, Midfield, Talmine IV27 4YT

Set within a simply stunning, tranquil location, yet close by the famous North Coast 500 Route, this DETACHED VILLA boasts both spectacular countryside and dramatic sea views, and offers contemporary family accommodation for those seeking a rural lifestyle.

This beautiful family home was built circa 2005 to an extremely high specification for the current owners and offers oil fired central heating, double glazing, hardwood flooring in the Lounge and fresh décor throughout.

The living accommodation is laid out over the Upper Level and is reached via a bright vestibule and hallway with a spacious landing and stairs leading down to the Lower Level where you will find the oversize Garage, WC and the Utility Room. The Hallway provides access to the spacious Lounge with stunning sea views, feature fireplace with multi-fuel stove, and French doors to useful decked area, access to the well-appointed Dining Kitchen which is fitted with grey coloured high gloss modern units with contrasting worktops, integrated appliances and ample space for table and chairs. There are also four good size Double Bedrooms, the Jack & Jill / Family Bathroom and additional Shower Room.

Outside, the property sits in a third of an acre and the garden is bounded by traditional dry stone walls and a fence. There is a grassed area to the front and side bordered by natural vegetation and heathers, a kitchen garden and storage shed. In addition, secluded Midfield beach is located approx. 400 yards from the house and is definitely one of the areas hidden gems.

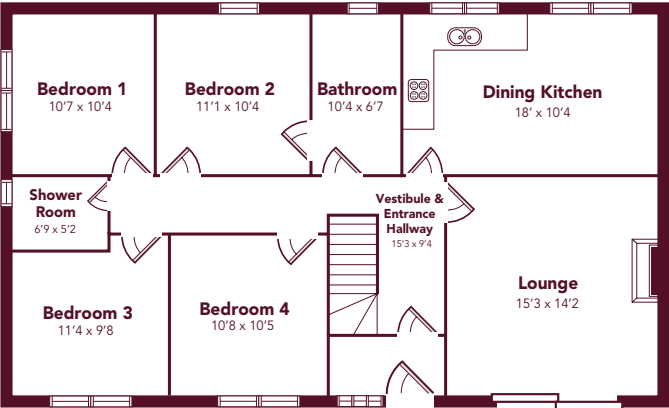
Local amenities including a hotel, a village shop and Post Office are on hand in Talmine Village and there’s also a beautiful sandy beach. Further local amenities, including a primary school and doctor, are available within the village of Tongue, approximately 5 miles away, with secondary schooling available in the nearby village of Bettyhill. Thurso, some 40 miles away, is a sizeable town and provides a more varied selection of shops and amenities. Inverness, located around 100 miles away, offers city amenities and connections by road, rail and air to the South and beyond.

**Please Note** There is an area of Croft Land of 3.6 acres or thereby, which could be available to the buyer of Carraig an Teine, by separate negotiation.

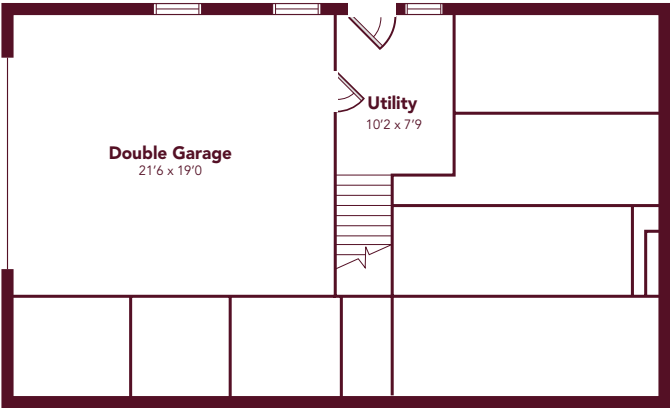
## Measurements

VESTIBULE/ENTRANCE HALL	15’3 X 9’4	BEDROOM 4	10’8 X 10’5
LOUNGE	15’3 X 14’2	BATHROOM	10’4 X 6’7
DINING KITCHEN	18’ X 10’4	SHOWER ROOM	6’9 X 5’2
BEDROOM 1	10’7 X 10’4	UTILITY ROOM	10’2 X 7’9
BEDROOM 2	11’1 X 10’4	GARAGE	21’6 X 19’0
BEDROOM 3	11’4 X 9’8		

UPPER FLOOR

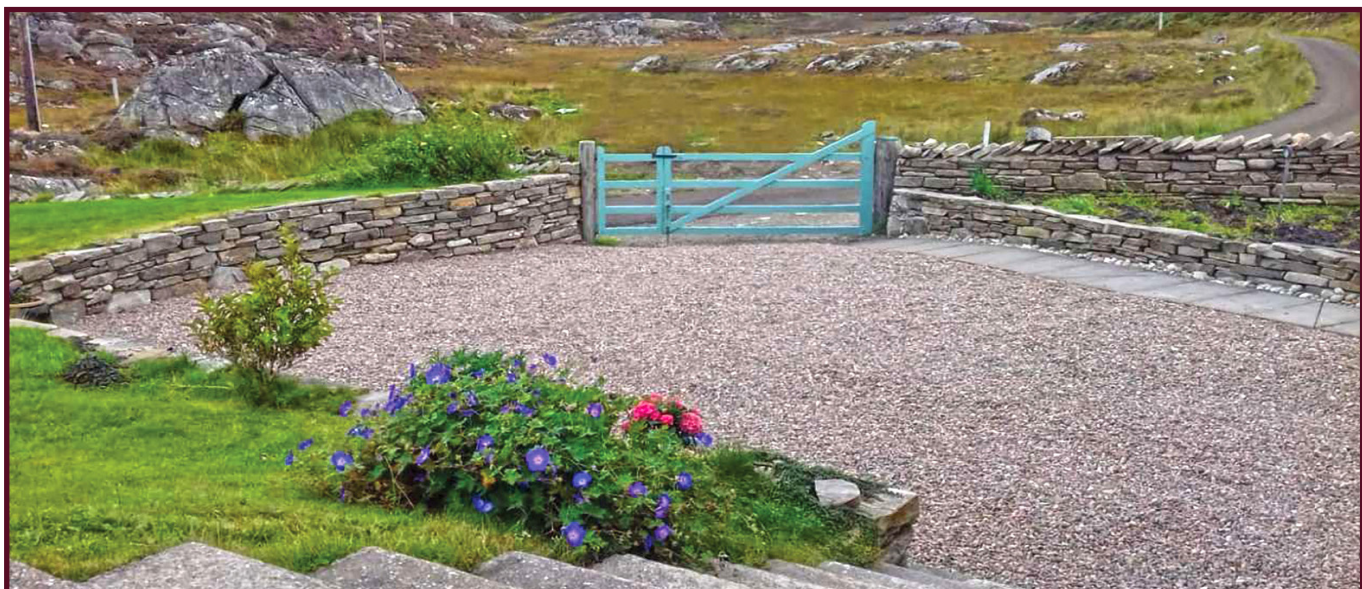


LOWER FLOOR



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd





## Travel Directions

From Inverness take the A9 North. Turn left at Skiach junction onto the A838. Pass through the village of Tongue across the Causeway and turn first right towards Talmine. Enter the village and continue along the single track road and turn right, signposted Port Vasco and Midfield. Continue along this road, passing Loch Vasco and then turn left for Midfield and Carraig an Teine is the first house on the left.

## Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

## EPC

D

## Council Tax

Band E.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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