

**HOME REPORT VALUATION £270,000**

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings, curtains, blinds and summerhouse.

**Heating**

Air source heating.

**Glazing**

Double glazing throughout.

**Council Tax Band**

D

**Viewing**

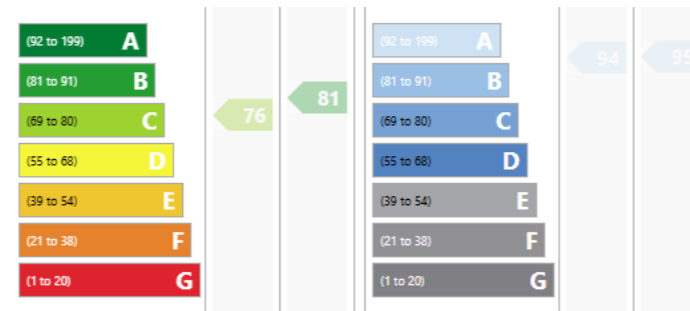
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £270,000  
A full Home Report is available via Munro & Noble website.



**Thistledoo, 6d Arabella  
Arabella, Tain  
IV19 1QL**

An immaculately presented three-bedroom semi-detached home with en-suite, detached office, and parking for up to six vehicles, ideally located near Nigg, Balintore, and the town of Tain.

**OFFERS OVER £250,000**

The Property Shop, 22 High Street, Tain  
property@munronoble.com  
01862 892 555

**Property Overview**

- Semi-Detached House
- 3 Bedrooms
- 2 Receptions
- Office Potential
- 2 Bathrooms
- Air Source
- Garden
- Carport

**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen Area



Dining Area



Bedroom One



Bedroom One En-Suite Bathroom



Lounge Area



**Property Description**

This Thistledeoo is a modern countryside retreat set within well-maintained garden grounds, designed for comfort, space, and style. This three bedroom semi-detached home offers the perfect balance of contemporary living and rural tranquillity. The property benefits from energy-efficient air source heating and double glazing, ensuring year-round comfort.

On entering through the entrance vestibule, you are welcomed into a hallway leading to a bright, open-plan lounge/kitchen/dining area. The modern fitted kitchen features wall and base units, a 1 1/2 stainless-steel sink and drainer with mixer tap, laminate worktops with matching upstands, two side-by-side single ovens, a five-burner integrated induction hob with extractor hood, and an integrated fridge and freezer. Patio doors to the rear invite the outdoors in, creating an ideal space for family meals or entertaining. The contemporary lounge area is flooded with natural light from three floor-to-ceiling windows, enjoying sunshine from sunrise to sunset and beautifully framing the surrounding countryside views. The ground floor also offers a double bedroom, providing flexible accommodation as a guest room, playroom, or main bedroom for those seeking single-level living. A useful utility room completes this level and includes a WC, wall and base units, and space for a washing machine and tumble dryer.

On the first floor, there is a luxurious family bathroom comprising a bathtub, WC, wash hand basin set within a vanity unit, and a heated towel rail, finished with neutral décor and wet-wall panelling. There are two further double bedrooms, with the principal bedroom benefiting from an en-suite featuring a shower over bath for added convenience.

Externally, Thistledeoo enjoys a dedicated outdoor office which is included in the sale and offers the flexibility to work from home in a peaceful setting. The property also benefits from generous off-street parking for up to six vehicles, a carport, a side garden laid to lawn, and a rear garden featuring a large, decked area, perfect for al-fresco dining or soaking up the stunning views.

Located approximately half a mile from the A9, the property sits close to the Seaboard villages and the scattered community of Nigg, with nearby beaches where dolphins can often be spotted and the Nigg Bay Nature Reserve, home to a wide variety of birdlife. The Royal Burgh of Tain lies approximately 3-4 miles away and offers an excellent range of amenities including a medical practice, supermarkets, local shops, hotels, two primary schools, and Tain Royal Academy. The Highland capital, Inverness, is approximately 34 miles away, where all major transport links can be found, and the local railway station provides access to Inverness and the wider Highlands. The area is well known for its outstanding natural beauty and abundant wildlife.

**Rooms & Dimensions**

Entrance Vestibule  
Approx 1.65m x 1.60m

Entrance Hall

Bedroom Three/Playroom  
Approx 3.50m x 2.50m

WC/Utility Room  
Approx 3.50m x 1.80m

Lounge Area  
Approx 4.00m x 4.00m

Dining Area  
Approx 4.20m x 4.20m

Kitchen Area  
Approx 3.90 x 2.85m

Landing

Bedroom Two  
Approx 5.00m x 2.86m

Family Bathroom  
Approx 2.70m x 2.10m

Bedroom One  
Approx 3.90m x 3.70m

Bedroom One En-Suite  
Bathroom  
Approx 2.75m x 2.12m



Bathroom



Bedroom Two

