

Morangie Lodge, Tarlogie, Tain, Ross-Shire IV19 1QA

Offers Over £250,000





Delightful detached cottage situated in a peaceful rural area close to the historic town of Tain. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, Rear Porch, 2 Bedrooms (1 En-suite & 1 Dressing Room) and Shower Wet Room. Double glazed, electric heating and open fire in the living room. Large garden of approx. 1/3 acre with detached outbuilding and gated parking for a number of vehicles. This property offers superb potential and endless possibilities. Located close to forest walks and trails yet less than 2 miles from Tain. Morangie Lodge is situated in a tranquil location with easy access to the A9 providing links to the nearby towns.



Morangie Lodge is less than 2 miles from the High Street in Tain, Scotland's oldest Royal Burgh. The town has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, primary and secondary education, golf club, tennis club and hotels. There is a Post Office and mobile banking. A number of recreational pursuits can be enjoyed in the area. Tain is on the scenic NC500 tourist route and Morangie Lodge is a short drive from the historic town of Dornoch and championship golf courses. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily. Tarlogie is an excellent spot for enjoying the outdoors with plenty of Forestry Commission tracks and walks found in the adjacent Morangie Forest. Ideal for cycling or walking or for enjoying the local wildlife.



Entrance Vestibule: 2.01m x 1.36m

Welcoming hall entered via a wooden front door. Window to the side. Original coat hook. Doors to bedroom and living room.

Bed 1: 4.65m (to bay) x 3.54m

Spacious double aspect room with windows to the front and side. Original fireplace in a stone hearth. Electric panel heater.

En-Suite: 1.44m x 1.33m

Practical room with WC and wash hand basin. Window to the side. Towel radiator.

Living Room: 5.12m (w) x 4.65m (to bay)

Bright and spacious room with bay window overlooking the front. Open fire on a tiled hearth with wooden mantel and tiled surround. Rointe Kyros heater.

Hall:

Inner hall with fitted storage cupboards providing excellent storage. Cupboards with electric meter and fuses. Glazed door and steps down to the...

Rear Porch: 2.19m x 1.88m

Light room with wooden door to the garden and windows to the side. Fitted bench storage. Access to the shower wet room.

Shower Wet Room: 2.27m x 1.80m

Wet room comprising WC, wash hand basin and easy access shower. Window to the side. Towel radiator. Mirror and extractor fan. Built-in shelved cupboard.

Bedroom 2: 3.09m x 2.54m

Second double bedroom with window to the rear. Built-in shelved alcove. Sliding door to dressing room. Dimplex panel heater.

Dressing Room: 1.49m x 1.42m

Window to the rear. Fitted wardrobe provides generous storage. Could also be used as a home office.

Kitchen/Diner: 4.94m x 2.76m

Spacious room with wall and floor mounted units with display shelving, generous storage and work surfaces. 1½ stainless steel sink/drainer with mixer tap. Integral Electrolux oven and hob with extractor hood over. The Beko fridge and whirlpool washing machine are both included. Ample space for dining table and chairs. Rointe Kyros heater.





Outbuilding: 5.11m x 3.33m

Substantial detached stone building with pedestrian doors to front and side. Window to the side. Built in the same style as Morangie Lodge. Power and light. Ideal studio, workshop or possible overflow accommodation subject to planning.

Garden:

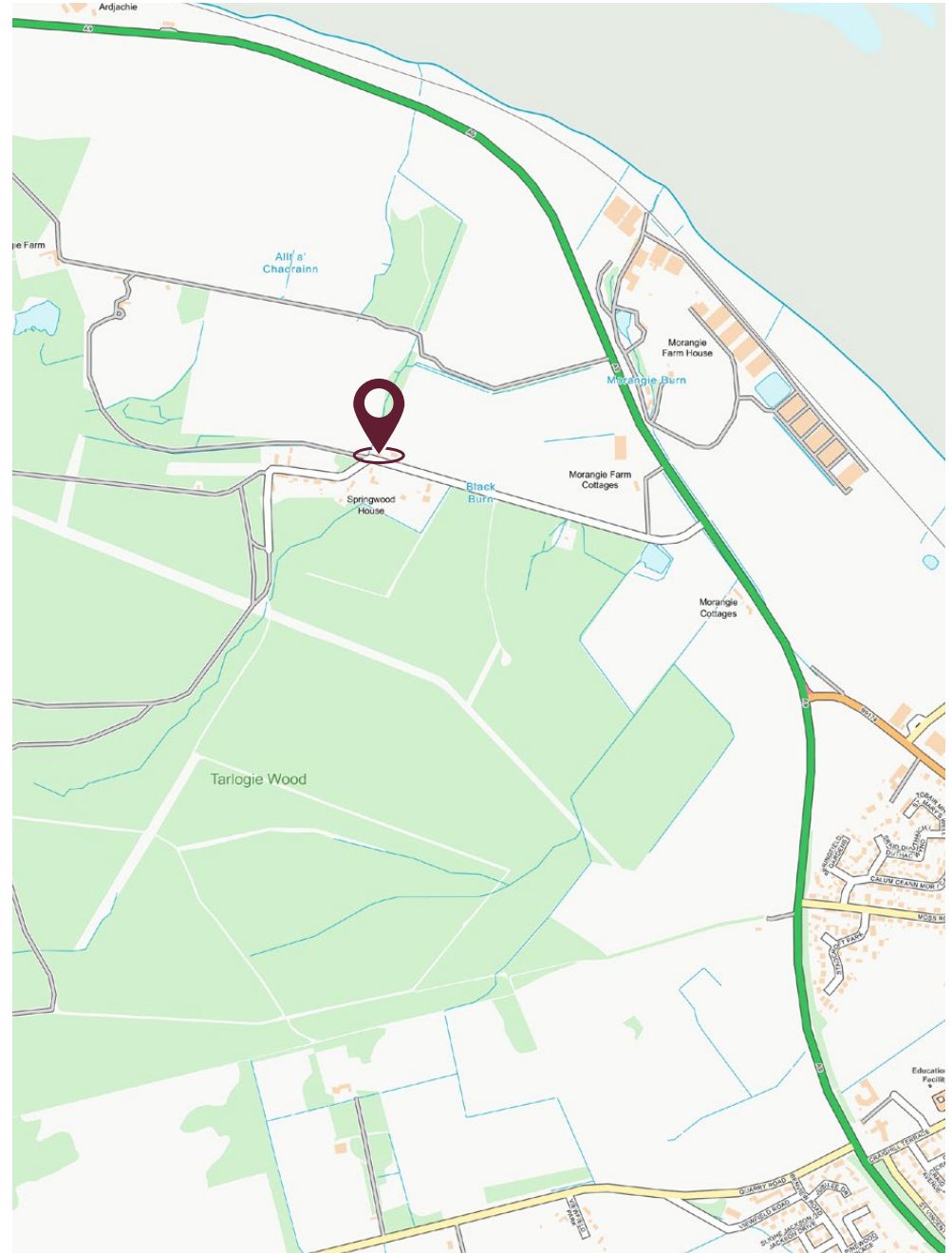
Generous established garden of approx. 1/3 acre. Areas of grass thoughtfully planted with a large variety of shrubs, plants and trees. Gated gravel parking for a number of vehicles. External tap and lighting. Greenhouse.

Directions

Heading north on the A9, drive past the entrances to Tain on the right. Just after the Lidl junction, take the first left, signposted Tarlogie, onto a single track road. Continue up the road for 1/2 mile and Morangie Lodge is the second property on the right, marked with a sale board. <https://w3w.co/bagpipes.blesses.flotation>

Viewing:

Please contact the Selling Agents.

EPC Rating: F

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