

# 11 Viewhill Crescent

TAIN, HIGHLAND, IV19 1EX



*THREE-BEDROOM END-TERRACE  
HOME WITH DRIVEWAY AND GARDENS*



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11 Viewhill Crescent offers a solid opportunity for buyers looking for a home they can put their own stamp on. The property would benefit from upgrading and modernisation in places, but it has good room sizes, a practical layout and plenty of potential to create a comfortable home in a well-established residential area of Tain.

The accommodation is arranged over two floors and includes an entrance hallway, living room, kitchen with dining area and rear vestibule on the ground floor. Upstairs, there are three bedrooms and a shower room off the landing.





**Bedroom 1**





**Bedroom 2**

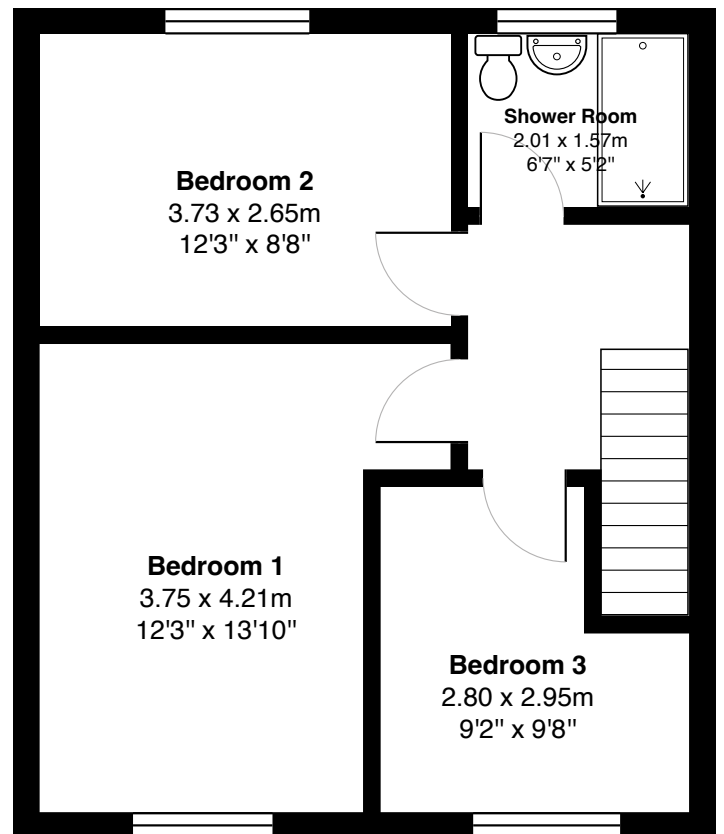
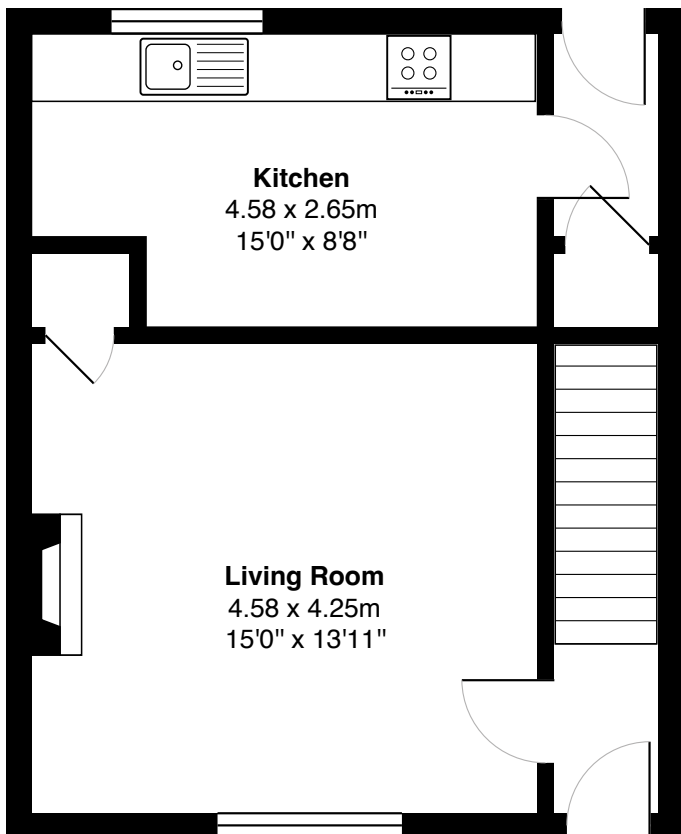




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>

EPC Rating: E

Outside, there are gardens to the front and rear, along with a private driveway for off-street parking. The property enjoys views of Ben Bhraggie and to the sea. The property also benefits from electric panel heating and double glazing.

The house will likely appeal to first-time buyers, investors or anyone looking for a straightforward project with scope to improve and add value over time.







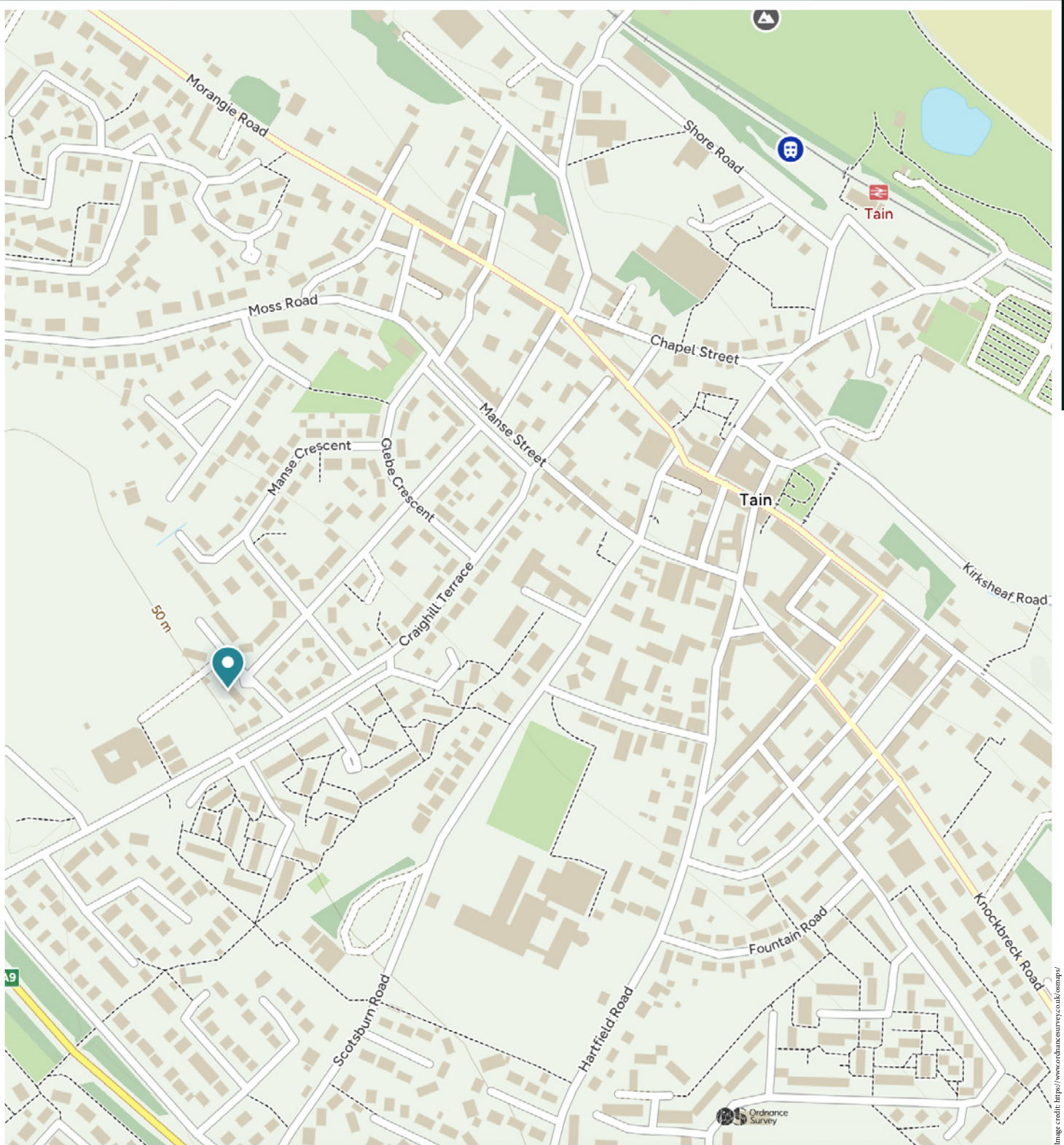
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Tain is one of Scotland's oldest Royal Burghs and offers a welcoming community atmosphere together with a wide range of everyday amenities. The town benefits from a selection of local shops, supermarkets, cafés, restaurants and professional services, while larger retail and leisure facilities can be found within easy reach in nearby Inverness. The property is conveniently located for local primary and secondary schooling, making it well suited to families. Recreational facilities within the area include a golf course, leisure centre, tennis courts and scenic coastal and countryside walks. The beautiful Highland coastline and surrounding countryside provide excellent opportunities for outdoor pursuits including fishing, cycling and hiking.

Tain benefits from good transport connections with a railway station offering links north and south, including services to Inverness. The A9 is easily accessible, providing convenient road links throughout the Highlands. Inverness Airport is approximately an hour's drive away and offers regular domestic and international flights. The area combines the charm of Highland living with the convenience of modern day services, making Tain a popular choice for a wide range of buyers.

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## The Location



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