



Rowantree, 9 Arabella, Tain, Ross-shire IV19 1QL

Offers Over £315,000

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- Beautifully proportioned detached three-bedroom family home
- Mature wraparound gardens
- Spacious living room with dining area
- Bright, well-equipped galley-style kitchen with gas cooker
- Generous principal bedroom with spacious en-suite shower room
- Well-appointed family bathroom
- Large detached outbuilding with excellent potential for workshop, studio or hobby space (subject to any necessary consents)
- Within easy reach of Tain town centre, local amenities and transport links

Nestled within generous, mature gardens, of approximately $\frac{3}{4}$ of an acre. Rowantree is an attractive and spacious three-bedroom detached home offering comfortable family living in a peaceful setting, just a short distance from the centre of Tain and its excellent range of local amenities.

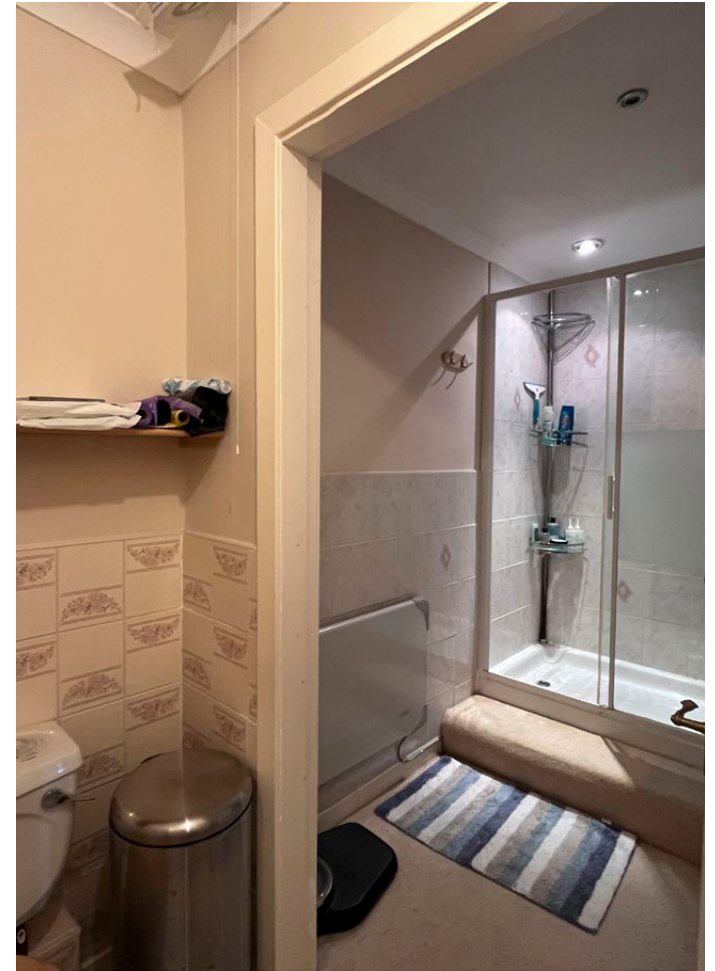
The property is entered via a welcoming entrance porch leading into a central hallway, from which the well-planned accommodation flows. The impressive living room is exceptionally spacious and incorporates a dedicated dining area, creating the perfect space for both everyday family life and entertaining. A cosy log-burning stove provides a warm focal point, while patio doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

The bright galley-style kitchen is well equipped with a gas cooker and offers a practical workspace with views over the surrounding garden. The home benefits from oil-fired central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

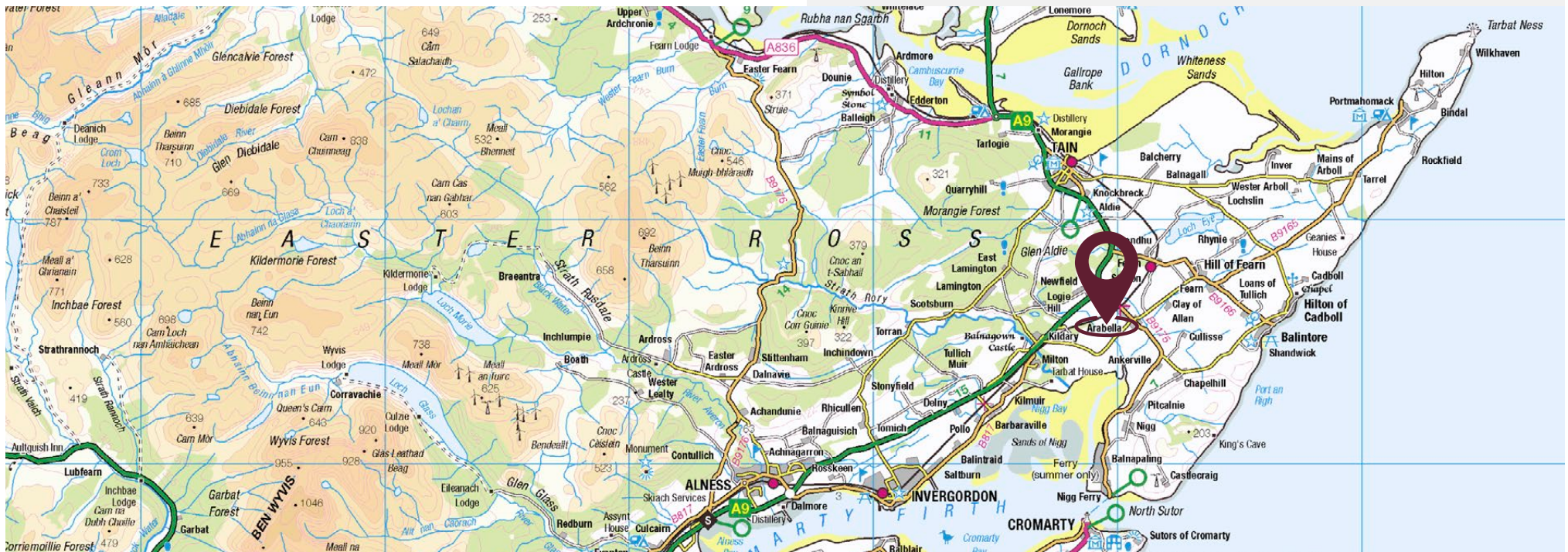
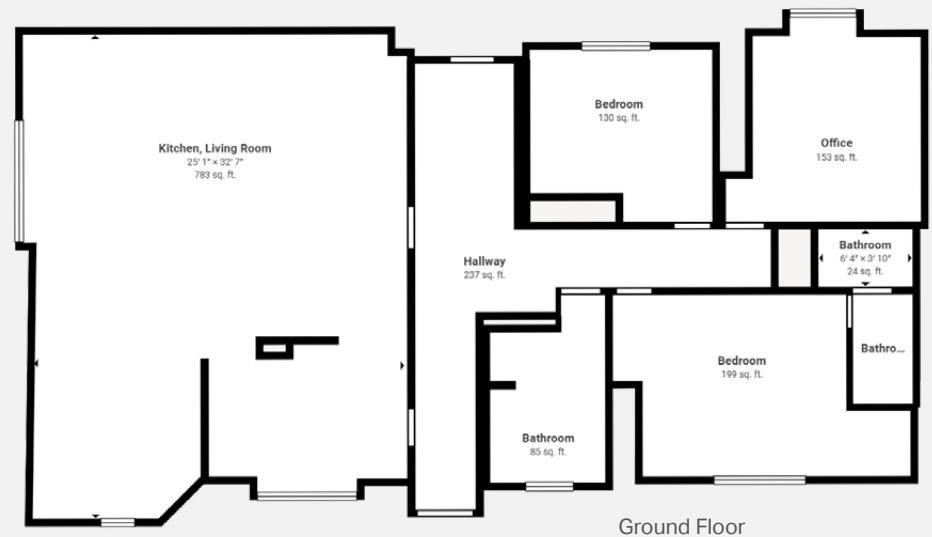
There are three generously proportioned double bedrooms, including an impressive principal bedroom with the added luxury of a spacious en-suite shower room. A well-appointed family bathroom completes the internal accommodation.

Externally, the property enjoys beautifully established gardens that wrap around the house, providing a high degree of privacy together with attractive areas for relaxing and gardening. An attached garage offers convenient parking and storage, while a substantial detached outbuilding, comparable in size to the bungalow itself, offers excellent additional space for a workshop, hobbies, storage or potential future uses, subject to the necessary consents.

Combining generous accommodation, excellent outdoor space and a highly convenient location close to the amenities of Tain, Rowantree presents a wonderful opportunity to acquire a comfortable family home with plenty of space both inside and out. Measuring approx. 156m², EPC D, Council Tax band E. Viewing through selling agent.



Entrance Porch:	1.80m x 1.19m
Hallway/Lobby:	7.26m x 1.18m
Living Room/Dining Area:	7.24m x 9.29m
Kitchen:	3.97m x 2.73m
Bathroom:	2.31m x 3.63m
Principal Bedroom:	4.84m x 4.69m
En-suite:	3.41m x 1.79m
Bedroom 2:	3.74m x 3.55m
Bedroom 3:	3.78m x 3.61m



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

