

HARTMOUNT, EAST LAMINGTON, TAIN, ROSS AND CROMARTY, IV19 1NG



For sale by private treaty large detached dwellinghouse set in approximately eleven acres of land two miles from Tain in Easter Ross. The property has a pleasant open outlook to the south with views to the Cromarty Firth. The location would appeal to those seeking a family home in the countryside but would also suit the operation of a small business or the property as a small holding.

Accommodation: "T" shaped entrance hall, sittingroom, conservatory, family room/diningroom, large kitchen, 4 bedrooms, 5th bedroom/study, bathroom, shower room, utility room, WC, attached and detached garages, range of outbuildings, garden ground and approximately 9 acres of agricultural land, extensive double glazing, oil fired central heating. Carpets and fitted floor coverings included.

Entry: Early entry by arrangement

Viewing: Strictly by appointment through the subscribers.

Price: Offers over £365,000 in Scots legal form are invited.

HSPC Ref No: 41387

ACCOMMODATION:-

**“T” SHAPED HALL: 1.18M X 4.42M,
7.72M X 0.98M**

This spacious hall gives access to all principal rooms, entered through half glazed hardwood front door, 3 single power points, radiator. Loft, partially floored, recently fully re-insulated and accessed by Ramsay Ladder from hall.

LOBBY: 3.02M X 2.90M

At one end of the “T” of the hall. Two large built in cupboards, stairs to the upper storey, radiator, telephone point, one double power point. The electricity circuit breaker/meters are located in one of the cupboards.

LOUNGE: 5.08M X 4.75M

Spacious and attractive south facing room with open fire, side facing window and patio doors leading to the conservatory, TV point with Sky satellite connection, telephone point, 2 large radiators, 7 double power points, 4 recessed spots, 2 wall lights and central light fitting included.

CONSERVATORY: 4.32M X 4.62M

3 double power points, laminate floor, fully double glazed in UPVC, double and single doors to the garden, fan light fitting.



Viewers should now proceed back into the hall through the lobby to:-

KITCHEN: 6.20M X 4.33M

Side facing room with 3 large windows, fully fitted with pine base and wall units consisting of 7 single, one carousel corner, one double and one 3 drawer floor units together with built in fridge and freezer and 10 single drawers, 3 single and one double walls units plus free standing unit with 2 glass fronted upper sections plus shelving and wine rack, 3 single floor sections and 3 drawers, radiator. The





Bosch dishwasher is included in the price. Belling Farmhouse cooker with fitted hood, gas hob plus electric fan oven, conventional oven and electric grill, ample worktop space, sink with single drainer and mixer tap, vinyl floor, TV point and telephone point, partial tiling, 6 double power points plus utility points, built in fan heater, 2 x 15 pane glass doors lead to family room/diningroom.

FAMILY ROOM/DININGROOM: 4.08M X 3.25M

TV point, radiator, 4 double power points, a south facing room with glazed sliding doors leading to patio/barbecue/water garden area.



Viewers should now return through the kitchen to:-

UTILITY ROOM: 3.05M X 1.80M

Fully fitted with 3 single units incorporating sink with single drainer and mixer tap, 2 double power points plus utility points, one double wall unit, 2 single drawers, radiator, Zanussi tumble drier and Zanussi washing machine plus Blomberg fridge freezer all included in the price, door to rear garden, coat rack.

WC: 1.80M X 0.90M

Accessed from the utility room, white WC and wash hand basin, radiator and wood fittings.

Viewers should now return through the kitchen to the lobby and ascent the stairs to:-

MASTER BEDROOM: 5.66M X 3.52M

Accessed by stairs from the lobby, a south facing room with 2 generous built in wardrobes, window with view to Cromarty Firth, Velux window, slightly coombed ceiling, telephone point, TV point, 4 double power points, 2 radiators.

Viewers should now descend the stairs to the lobby and proceed to the hall:-

SHOWER ROOM: 2.74M X 1.49M

3 piece shower suite consisting of WC, wash hand basin and Mira Event electric shower in dedicated cabinet, Caithness Flag shower tray, heated towel rail, large wall mirror, stainless steel fittings, partial tiling four recessed spots, one of which contains the extractor fan.



BATHROOM: 2.75M X 2.18M

3 piece ivory coloured bath suite, partial tiling, wood fittings, wash hand basin, WC and bath, corner wall cupboard, corner shelving, tallboy and mirror all included in the price, radiator.

BEDROOM 5/STUDY: 3.35M X 3.26M

A south facing room presently used as a study with 3 wall cupboards and shelving. There is also a louver door fronted cupboard enclosing the oil fired boiler with airing shelves above, telephone point, 3 double power points, radiator.

BEDROOM 4: 2.94M X 2.76M

Rear facing room with fitted wardrobe, radiator, 3 double power points.

BEDROOM 3: 3.38M X 3.30M

Rear facing room with fully fitted matching bedroom units including wardrobe, storage areas and dressing table, radiator, one double and one single power points.



BEDROOM 2: 3.90M X 3.38M

South facing room with built in wardrobes, radiator, 2 double and one single power points, the tallboy in this room is included in the price.

ATTACHED GARAGE: 5.92M X 4.80M

Up and over door, concrete floor, fitted with shelving, one double and one single power point and light.

OUTBUILDINGS:-**GARAGE/WORKSHOP:-**

GARAGE: 5.40M X 7.48M

WORKSHOP: 9.83M X 5.40M

This large "L" shaped garage and workshop has light, power points and a large roller door.

FUEL SHED: 5.90M X 2.95M

Attached to the garage/workshop this is a coal/general storage shed.

GROUNDS:-**INNER GARDEN:**

Fitted with rotary clothes drier, the sundial and bird tables are included. The main garden is to the front and side of the property and provides an attractive combination of lawns, shrubs, fruit trees, specimen trees, patio area and pond. The garden is mostly enclosed by ranch style fencing and a dry stone wall feature entrance with cattle grid to the front and gated side entrance with circular drive and generous parking areas.

OUTER GARDEN:

Lawn areas with raised shrubbery and specimen trees divided by the roadway leading to the public road.

AGRICULTURAL LAND:

This consists of a single field extending to approximately 9 acres with 2 shelter belts of trees around the side, water trough.

SERVICES:

Mains water, electricity and telephone services available subject to agreement with the relevant suppliers. All telephone instruments are excluded. Septic tank drainage system.

DIRECTIONS:

From the North on the A9 – Tain bypass – take the road signposted Scotsburn, the house is exactly 2 miles along the road on the left hand side. From the South turn off the A9 at Ken's Garage, then take the first road on the right signposted Scotsburn and proceed for approximately 2 miles until you reach a T junction, turn right at the junction signposted Tain for approximately half a mile and the house is on the right hand side.

LOCATION:

This property is situated at Lamington approximately two miles from Tain in Easter Ross. Tain benefits from the mild micro climate of the inner Moray Firth and offers a wide range of local facilities including shops, two supermarkets and more on the way, primary and secondary schools, banks, doctor and dental surgeries, hotels and an eighteen hole golf course. Other leisure facilities are available in Tain Royal Academy Community Complex (TRACC). Nine miles away to the North across the Dornoch Firth lies Dornoch itself with its famous championship golf course. The hinterland of Easter Ross and Sutherland offers a wide range of country pursuits including walking, stalking, shooting, fishing, climbing and pony trekking. The scenery of the area is accepted as being amongst the finest in Britain. Inverness, the Highland capital, is an easy day's round trip away across much improved roads or by rail and offers comprehensive services including main line train station, General Hospital and airport.

VIEWING:

Strictly by appointment through the subscribers

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