



Sutherland Crescent, Tain, IV19 1DR

**Offers Over £130,000**

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PROPERTY PROFESSIONALS





- Spacious Semi-Detached Two Storey Home
- Convenient Ground Floor WC
- Three Generously Sized Comfortable Bedrooms
- UPVC Double Glazing And Doors
- Peaceful Family Friendly Neighbourhood Setting
- Contemporary Fitted Kitchen With Dining Area
- Modern First Floor Family Bathroom
- Oil Fired Central Heating System Installed
- Semi-Detached Single Garage
- Close To Schools, Shops And Services

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**We can even pay for your Home Report!**

Offers: Offers should be submitted to Hamish, Kintail House, Beechwood Park Inverness IV2 3BW and emailed to [askhamish@hamish-homes.co.uk](mailto:askhamish@hamish-homes.co.uk)



This semi-detached home at 25 Sutherland Crescent, offers a modern living in a popular Tain area. Inside, every room has been thoughtfully finished in a light, inviting style, creating an easy to maintain home that's ready to move into. With three bedrooms, a private garden and garage, it's an ideal choice for families looking for a home close to Tain's town centre. Set behind a neat timber fence and a well kept lawn with shaped evergreens, the home has a welcoming frontage that reflects the care shown throughout the property. Inside the living room is a generous space enhanced by a wide front facing window that floods the room with natural light. The decor is neutral with natural pine skirting and door frames for a homely, balanced effect. A soft grey fitted carpet adds comfort underfoot and works beautifully with the light tones of the room. There's space for a sofa suite and additional furniture, creating a relaxing area for family time or entertaining. The kitchen and dining area is a bright, sociable space at the rear of the home. Fitted with light wood cabinets and dark worktops, the kitchen includes an integrated oven, electric hob, extractor hood and space for laundry appliances beneath the counter. A large rear facing window sits above the stainless steel sink, allowing plenty of light in. The tiled splashbacks in warm orange and cream tones add character and contrast against the neutral walls. There's space for a dining area with room for a family table and chairs. The ground floor WC is smartly finished in a deep blue tone that adds richness and contrast to the natural wood finishes. It includes a white modern basin set on a wooden vanity unit with a chrome mixer tap. A chrome heated towel rail provides warmth and convenience, while the dark patterned splashback panels lend a contemporary touch. Compact yet stylish, it's a practical addition to the ground floor layout.

Moving upstairs, the first floor bathroom continues the home's modern style. Dark wall panels beautifully compliment the crisp white suite, giving the space a polished look. A modern bath with overhead shower and glass screen makes excellent use of the layout, while the chrome tap and shower fittings add a stylish touch. The suite also includes a toilet and rectangular wash basin set into a vanity unit for practical storage. A chrome ladder towel radiator completes this contemporary family bathroom.

This floor also includes three good size bedrooms. The first is a spacious and welcoming double room with a generous window allowing plenty of natural light to brighten the space. The decor combines soft neutral tones with a feature wall in blue, creating a balanced atmosphere. The room comfortably accommodates a double bed along with multiple pieces of furniture, including wardrobes, drawers and a dressing table. It's an inviting main bedroom that's an ideal retreat at the end of the day.

Bedroom two is another comfortable double room, filled with light. The decor is cheerful and modern, with a teal feature wall adding depth and warmth against soft pastel tones on the others. A radiator beneath the window keeps the room cosy, while natural pine skirting and door surrounds provide a subtle traditional touch. There's space for a double bed, wardrobe and additional furniture, making it ideal a flexible room.

Bedroom three is a smaller single room with soft tones on the walls and one feature wall in lilac for a gentle touch of colour. The room includes a fitted cupboard with a radiator fitted beneath the window. It's a versatile room that would work perfectly as a child's bedroom, nursery or home office.

The rear garden is fully enclosed, providing a private and practical outdoor space that's easy to maintain. Bordered by brick walls, it offers a neat setting for outdoor dining, barbecues or simply relaxing in the fresh air. A semi-detached single garage, built of brick with a flat felt roof, sits to the side and can be accessed via an up-and-over door or a timber pedestrian door.

This is a wonderful opportunity to own a family home in one of Tain's most convenient residential settings. To experience the warmth and quality of this home first-hand, arrange a private viewing today with Hamish Homes.

## About Tain

Tain is a historic town known for its rich heritage and scenic surroundings. Tain is the oldest Royal Burgh in Scotland, boasting a fascinating history dating back to the 11th century. Its iconic Tain Through Time museum offers a glimpse into its past, showcasing archaeological finds and medieval artefacts.

The town is well known as the home of the world famous Glenmorangie Distillery, a whisky enjoyed globally, also contributing to its status as a key stop on the North Coast 500 route. Tain provides plenty of amenities, including supermarkets, local shops and cafes, plus primary schools and a secondary school, plus for the keen golfers there's the Tain Golf Club. The town hosts vibrant community events throughout the year, fostering a strong sense of local pride and camaraderie.

Whether exploring its medieval roots or enjoying outdoor pursuits, Tain offers a quintessential Scottish town lifestyle enriched by its enduring traditions and picturesque surroundings.







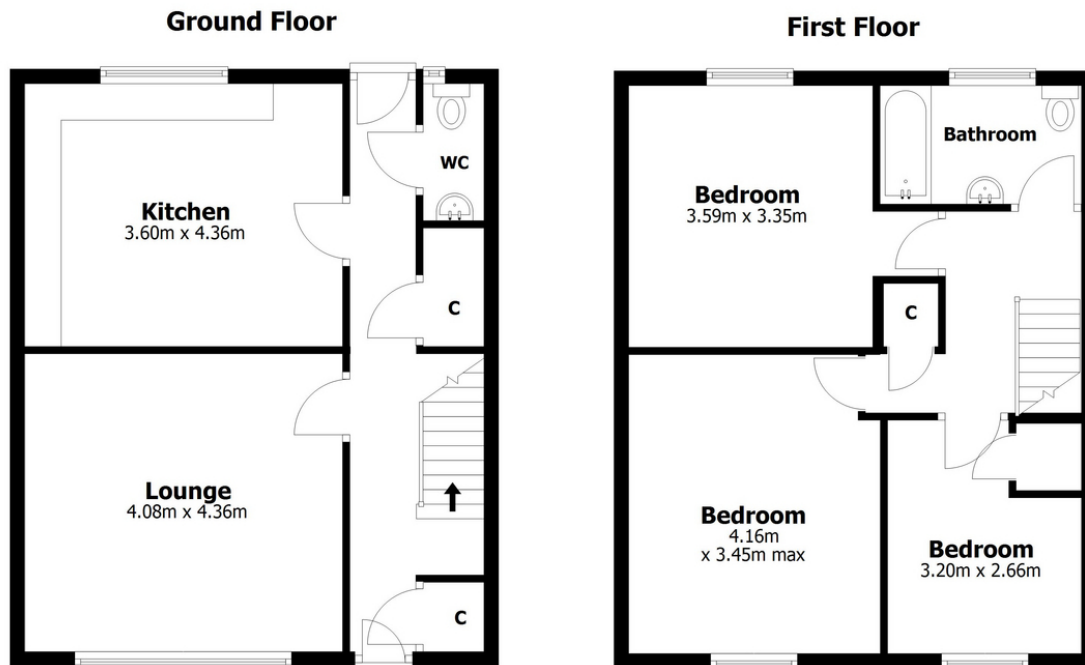
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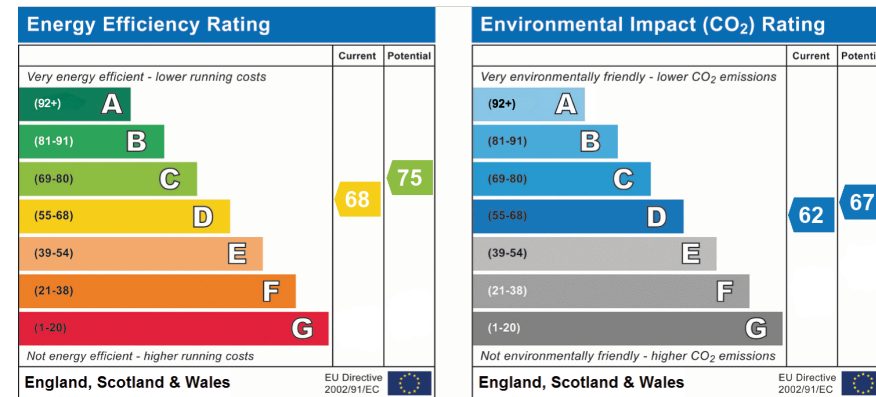
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fittings and their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Plan produced using PlanUp.

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