

# Alpin House

Upper King Street | Tain | Easter Ross



**Galbraith**



# A beautifully restored, C listed Georgian townhouse.



Dornoch 9 miles | Inverness 32 miles

(All distances are approximate)

**About 0.14 hectares (0.35 acres)**

Two Reception Rooms. Five Bedrooms.

Architect supervised renovation.

Stunning interior retaining many original features.

Delightful walled garden.

Former coach house with conversion potential.

**Offers over £400,000**

# Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA  
T: 01463 224 343 | E: [inverness@galbraithgroup.com](mailto:inverness@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Alpin House is a C listed, mainly Georgian house in the historic Royal Burgh of Tain set on the southern shores of the Dornoch Firth. In a peaceful setting overlooking a small town green, the property is within walking distance of the town centre, railway station and coastal path along the firth.

The area is popular for its dry climate, wonderful coastal light and fertile farmland culminating in a coastline of sandy beaches dotted with historic fishing villages. This varied landscape offers many opportunities for a wide range of rural sports and recreation, while the coastline has a series of links golf courses, including one in Tain itself, and the most famous of which, the Royal Dornoch Championship Course, is a short drive from the house. Tain has a good range of shops and amenities including a railway station and schooling up to secondary level. Inverness, just less than an hour's drive away, has all the facilities of a modern city including its airport with regular flights to the South and Europe.

## Description

The current owner purchased Alpin House in 2004 and began full renovation under the guidance of local conservation architect Lachie Stewart. This work included the creation of a dining kitchen, second bathroom, new window openings and overhauling existing windows, a new kitchen floor with underfloor heating, extensive roof work including replacing and treating timbers, rewiring, replumbing, a new rear porch, reharling and new cast iron rainwater goods. All work has been carried out in accordance with the Historic Environment Scotland listing requirements and where possible original features have been restored, retained or replicated resulting in a beautiful interior. Of particular note is the discovery of the marriage stone dated 1719 over the dining room fireplace.

## Accommodation

Ground Floor (on a split level) - Entrance Hall. Dining Room. Study. Dining Kichen. Utility Room. Boot Room. WC. - Higher level; Bedroom. Bathroom.

First Floor (on split levels) - Sitting Room. Bedroom. Higher level - Bedroom. Bathroom.

Second Floor - Two Bedrooms

## Garden

The grounds, which extend to approximately 0.35 acres, lie to the rear of the house and are enclosed by stone walls. The delightful garden is on an upper level and has a lawn fringed and interspersed with trees and shrubs with some areas left unmown for wildflowers and wildlife. There are colourful mixed borders adjacent to the house and a raised flagstone terrace. A door in the rear garden wall gives pedestrian access from the property.

Within the grounds is the former coach house, now a garage with adjacent workshop and floored upper level.

## General Remarks and Information

### Tenure

Freehold

### Local Authority

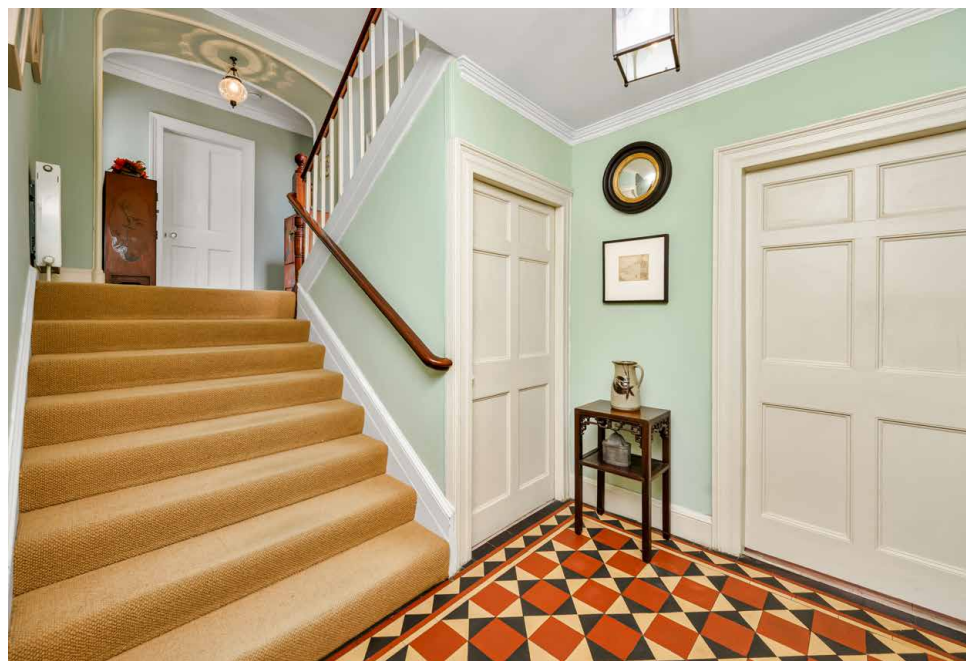
Highland Council

### Council Tax

Band F

### EPC

Band E



## Services

Mains electricity and water are connected | Mains drainage  
Oil fired central heating | Internet available\* | Mobile Signal Yes\*

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## Directions



///cope.books.seemingly



Post Code: IV19 1AT

## Solicitors

Munro and Noble  
26 Church Street  
Inverness

## Fixtures and Fittings

All fitted carpets and curtains are included in the sale. Further items may be available by separate negotiation.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

## Anti Money Laundering (AML) Regulations

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.





# Alpin House, Upper King Street, Tain, Ross-Shire, IV19 1AT

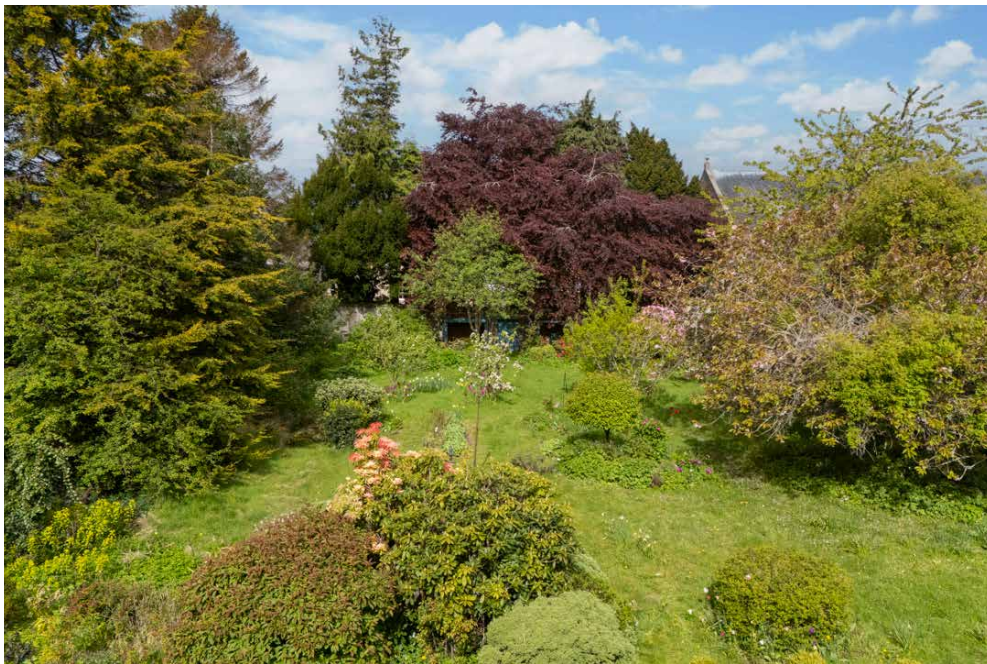
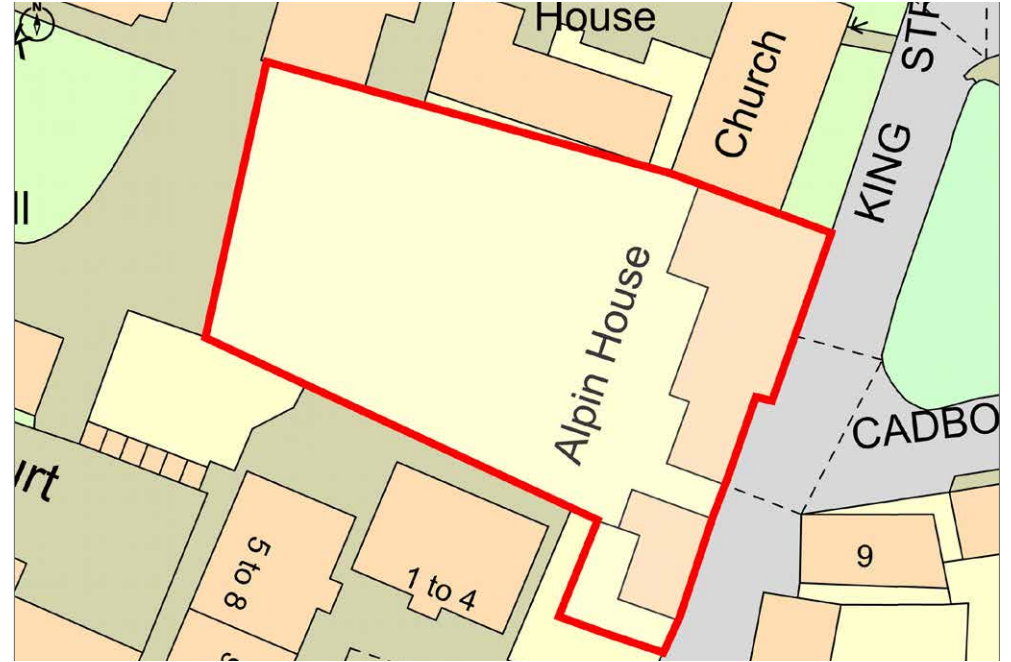


GROSS INTERNAL AREA  
 FLOOR 1 157.5 m<sup>2</sup> FLOOR 2 98.1 m<sup>2</sup> FLOOR 3 32.8 m<sup>2</sup>  
 EXCLUDED AREAS : REDUCED HEADROOM 8.6 m<sup>2</sup>  
 TOTAL : 288.4 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Important Notes:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken May 2026.





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