



ARTHURVILLE HOUSE
TAIN, EASTER ROSS

Galbraith



ARTHURVILLE HOUSE, TAIN, EASTER ROSS

A handsome, semi-detached house in a Conservation Area.

Tain Centre 1 mile. ■ Inverness 33 miles.

About 0.12 hectares (0.31 acres) in all.

- Three Reception Rooms. Six Bedrooms.
- Retaining original features.
- South-facing views over wooded farmland.
- Double garage.
- Easily managed grounds.

Offers Over £365,000



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**

SITUATION

Arthurville House is a handsome, semi-detached house on the outskirts of Tain on the Tarbat peninsula in Easter Ross. Formerly part of the local Poor House, the whole estate has been redeveloped and designated a Conservation Area and Arthurville House is now a property of significance within the cluster of houses.

The Tarbat Peninsula is a promontory lying to the north of Inverness between the Dornoch and Cromarty Firths. 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, 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 in a new campus with leisure facilities. Inverness, 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

Arthurville House is a substantial traditional property with well laid out accommodation. Although now in need of some modernisation, the house retains original features including wrought iron railings on the boundary wall, parquet flooring and the handsome staircase, while the open setting allows the house to fill with coastal light.

ACCOMMODATION

Ground Floor – Entrance Porch. Entrance Hall. Sitting Room. Dining Room/Garden Room. Living Room. Office. Dining Kitchen. Bedroom. Wet Room. Utility Room.
First Floor – Five Bedrooms. Bathroom. Shower Room.

GARDEN GROUNDS

Arthurville House is approached from the public road, a shared access leading to a gateway opening to a parking area in front of the house.

The grounds extend to approximately 0.31 acres and are enclosed by stone walls with wrought iron railings and established hedging. The gardens lie mainly to the front of the house and comprise a lawn fringed and interspersed with colourful mixed beds, mature trees and shrubs giving colour and interest throughout the year.

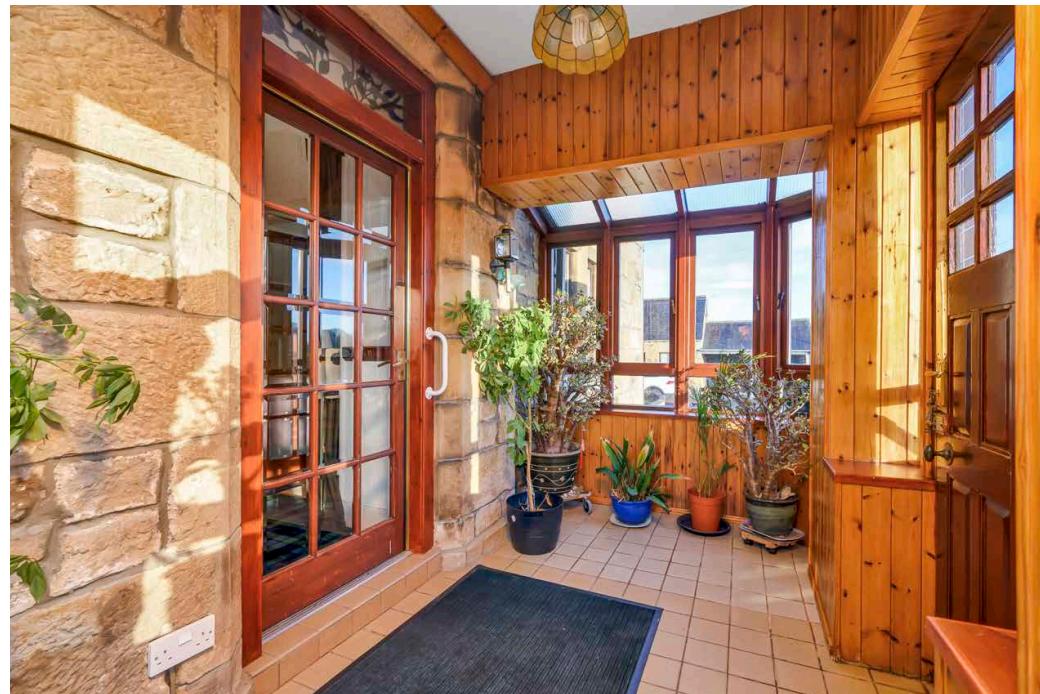
OUTBUILDINGS

There is a double garage within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Oil fired	F	Available*	Available*	E	Freehold

*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

Exact grid location - What3Words - \\\trickling.slide.balloons

FIXTURES AND FITTINGS

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

LOCAL AUTHORITY

Highland Council

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.

POST CODE

IV19 1PU

SOLICITORS

Middleton Ross
Mansefield House
7 High Street
Dingwall

ANTI MONEY LAUNDERING (AML) REGULATIONS

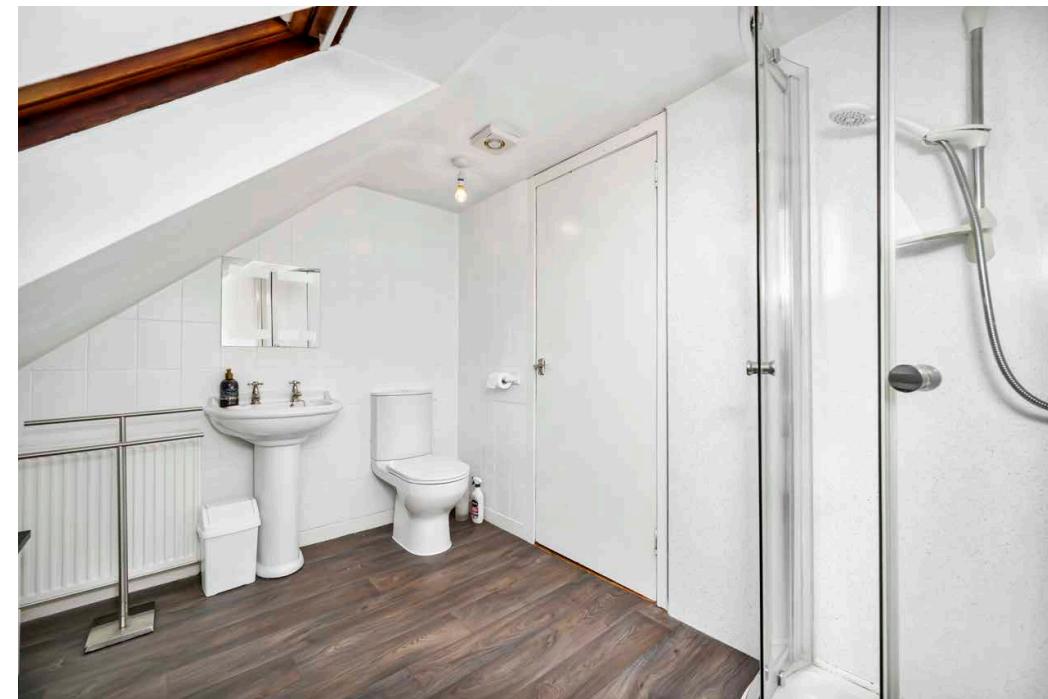
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

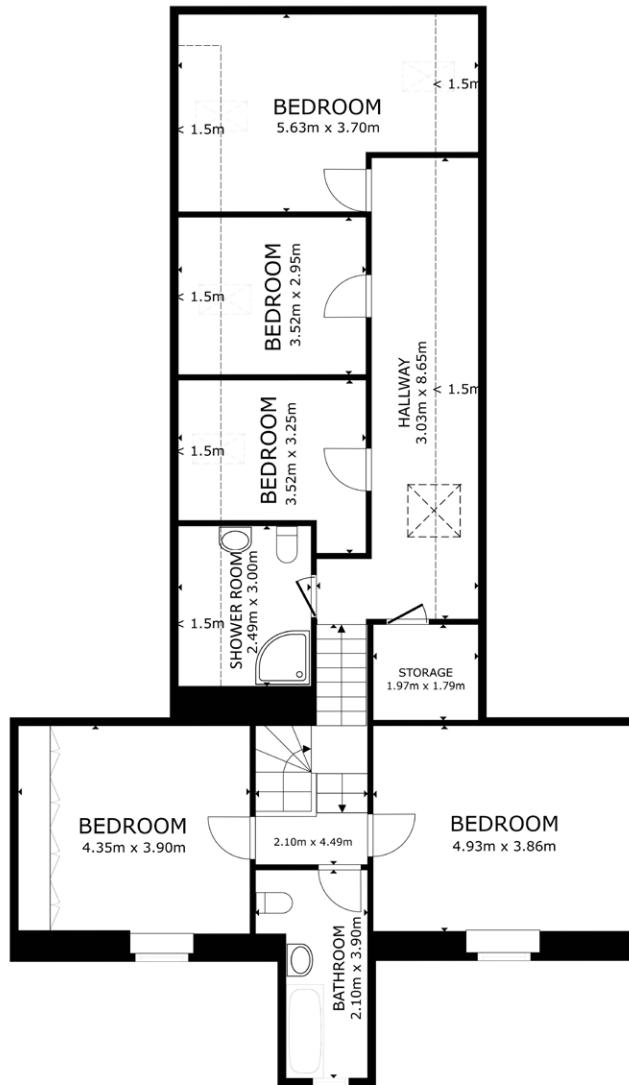
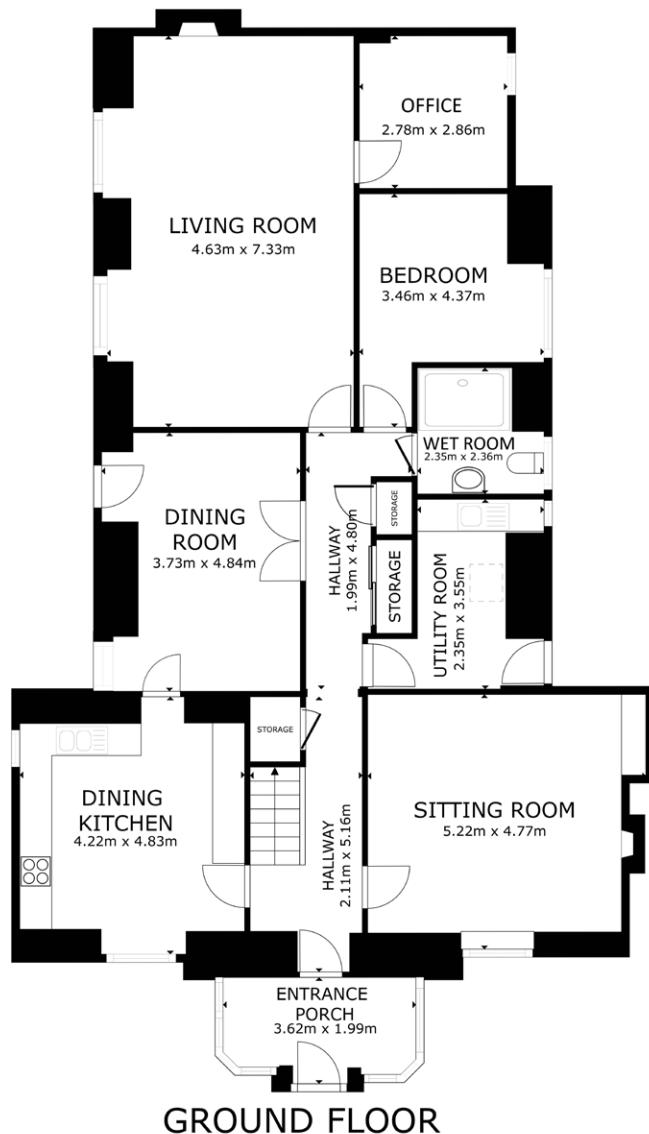
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.





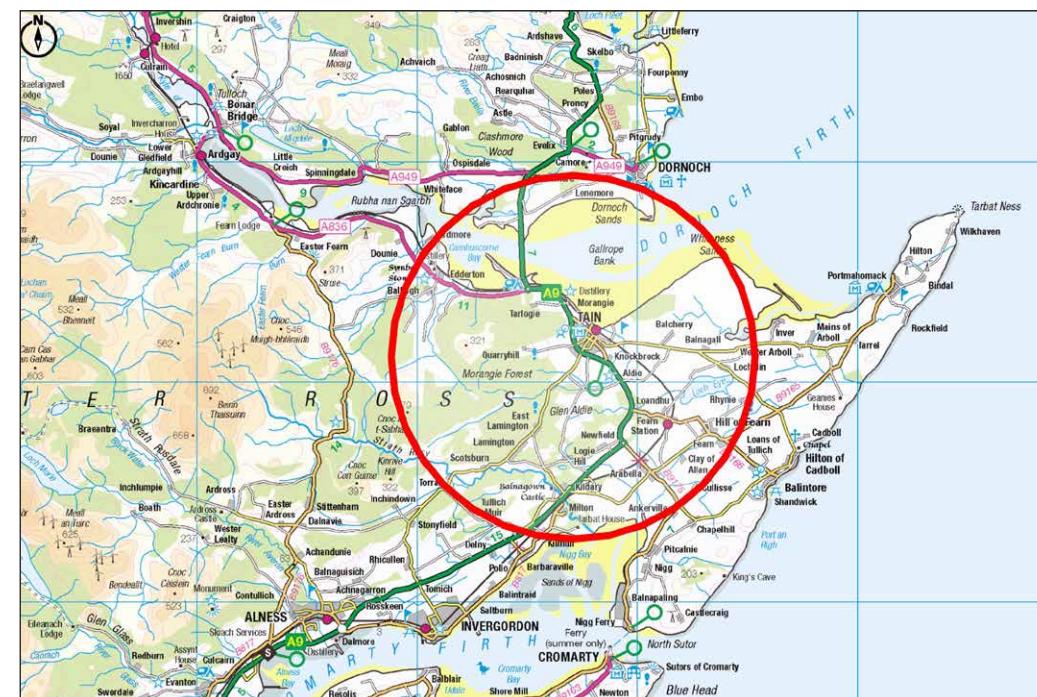
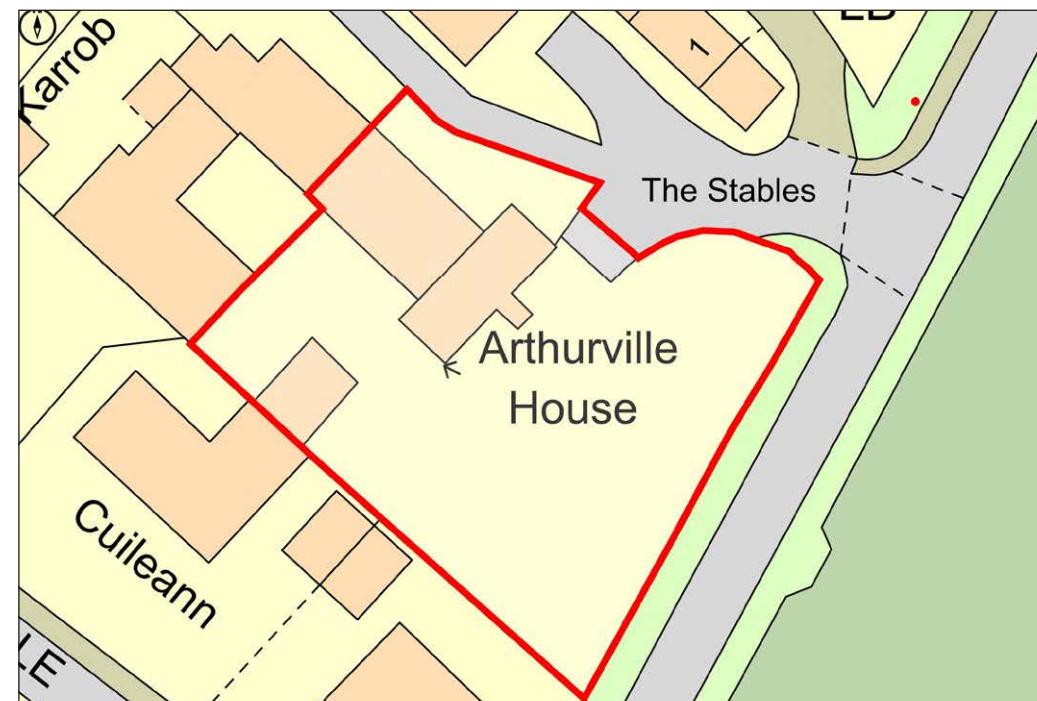
ARTHURVILLE HOUSE, SCOTSBURN ROAD, TAIN IV19 1PU



GROSS INTERNAL AREA
FLOOR 1 163.6 m² FLOOR 2 109.0 m²
EXCLUDED AREAS : REDUCED HEADROOM 18.9 m²
TOTAL : 272.6 m²
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 in December 2025.





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