

Dunbius House

MORANGIE ROAD, TAIN, HIGHLAND, IV19 1HP



Your dream home or lucrative investment opportunity, a stunning 7-bed, 5-bath haven with stunning views, a hot tub, and a lucrative history as a guest house in previous years



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Welcome to Dunbius House, an exquisite detached property located in the picturesque IV19 1HP postcode. This remarkable residence boasts a fascinating history as a highly successful and lucrative guesthouse. With its stunning features and prime location, Dunbius House offers the perfect blend of a luxurious family home and a profitable business venture.

THE LOUNGE



Inside, you'll find a spacious, light-filled lounge that seamlessly flows into a charming dining area. Beyond this, a delightful conservatory awaits, doubling as a dining or breakfast space. Imagine relishing your morning coffee with breathtaking views or savouring a glass of wine during dinner.

THE DINING ROOM



THE CONSERVATORY



THE KITCHEN & UTILITY



The well-appointed kitchen offers ample wall-mounted and under-counter cupboard space, making meal preparation a breeze. An adjoining utility area adds to the convenience.



The ground floor features two inviting double bedrooms, each with its own en-suite shower room, ensuring the utmost comfort and privacy for guests or family members.

BEDROOM 6



BEDROOM 7





Upstairs, you'll discover two more double bedrooms with en-suite shower rooms, a family bathroom with a bath suite and shower cubicle, and three additional bedrooms, providing ample space for a growing family or guests.

THE BATHROOM



BEDROOM 1



two more double bedrooms
with en-suite shower rooms



BEDROOM 2



BEDROOM 3



BEDROOMS 4 & 5



Externally, Dunbius House offers a garage and a driveway with parking for multiple cars. The pièce de résistance is the beautiful rear garden, complete with raised decking offering sweeping countryside and water views. Here, you'll find a modern hot tub nestled in a covered area with privacy curtains, ensuring year-round relaxation in absolute serenity.

Whether you seek an idyllic family home or a lucrative investment opportunity, Dunbius House is your answer. Don't miss the chance to make this stunning property your own.

EXTERNALS



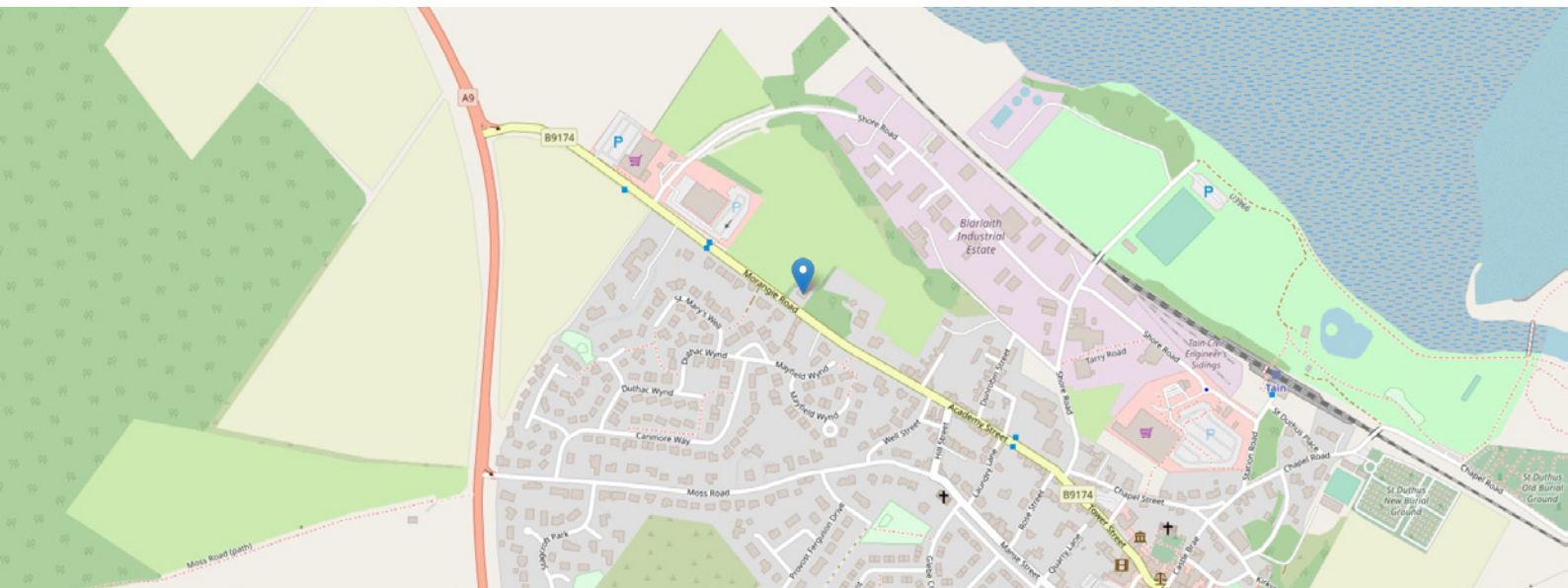


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 186m² | EPC Rating: E



THE LOCATION

Nestled in the heart of the enchanting Scottish Highlands lies Tain, a place steeped in history and natural beauty. Tain proudly holds the title of Scotland's oldest Royal Burgh, a testament to its enduring charm. This picturesque town occupies a prime spot on the renowned NC500 scenic drive, inviting travellers to embark on a breathtaking journey through the North Highlands.





Tain offers the perfect blend of modern convenience and traditional Scottish charm. You'll find well-established supermarkets like Asda, Tesco, Lidl, and Co-operative, as well as a large Home Bargains, ensuring that daily essentials are always within easy reach. The town boasts two medical practices, a dental practice, and a strong educational foundation with both primary and secondary schools.

For leisure and recreation, Tain has much to offer. Golf enthusiasts can tee off at the local golf club, while tennis enthusiasts can enjoy a friendly match at the tennis club. With a selection of welcoming hotels, you can savour a comfortable stay while exploring the town's delights. Tain's High Street invites you to explore its quaint shops, charming cafes, and historic landmarks. For those seeking easy access to major transportation hubs, the Highland Capital, Inverness, lies a mere 34 miles to the south, offering a gateway to all your travel needs. Moreover, the Tain train station connects you with a daily commuter train to Inverness. Whether you're travelling north or south, the nearby A9 provides a convenient route for your adventures.

Discover the rich history, natural wonders, and modern comforts that Tain have to offer—a truly exceptional Highland experience awaits you here.




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