



## Tarrel Lodge To be

From Tain,  
Ross-Shire IV20 1SL

**Asking Price £45,000**



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An investment opportunity to purchase Tarrel Lodge, a 3 bedroom 66 sq metre (11.0m x 6.0m) to place on your own land and earn an income as a holiday home or if someone looking for a temporary home during a build. All furniture and items in the lodge are included and therefore ready to start earning an income as soon as relocated.

Buyer must arrange for dismantling and removal from site and delivery to new site.



### KITCHEN/DINING/SITTING ROOM

An L shaped room with sitting and dining areas and a newly fully fitted Howdens kitchen comprising; base and wall units gas hob and electric ovens, integrated dishwasher and free standing washing machine and fridge freezer. all furniture, appliances and kitchen items are included in the sale.

### 3 BEDROOMS

The three bedrooms all have double beds, fitted wardrobe and dressing table. Carpets, curtains and all furniture are included.

### SHOWER ROOM

The shower room has a full size wash basin with cupboard below, w/c, shower and storage cupboard for vacuum, ironing board and iron.

### ADDITIONAL INFORMATION

New box profile roof on 2022

Howdens kitchen fitted 2021

NO home report required with this property as it is moveable

### REMOVAL

The buyer must arrange for removal of lodge plus all internal fittings, furniture and decking.

### DECKING

The decking wraps around two sides of the lodge and is a total of 47 sq m (approx) along with steps, balustrade and railing. Buyer to remove.

### DIRECTIONS

From the A9 take the A9165 road towards Portmahomack and before the junction at Tarrel there is a turning to the left and you can see the lodge from the road.

What3words ///banquets.recap.panthers

### VIRTUAL TOURS

360 TOUR -

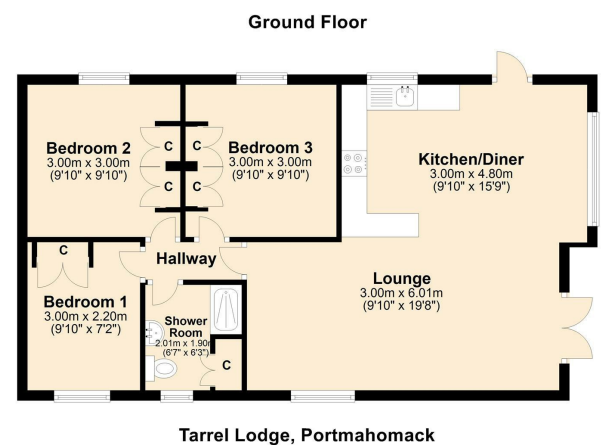
<https://www.madesnappy.co.uk/tour/1g171g8028>

VIRTUAL TOUR - [https://youtu.be/ScgzgC\\_Yhsw](https://youtu.be/ScgzgC_Yhsw)

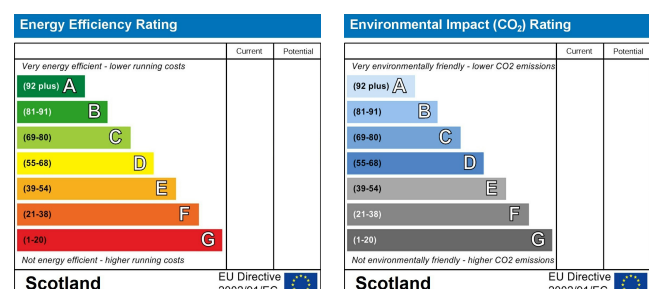
### Area Map



### Floor Plans



### Energy Efficiency Graph







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