



HANNAH HOMES

ESTATE & LETTING AGENTS LTD



1 Queen Street, Tain, Ross-shire, IV19 1AP

In need of refurbishment, this property is a well proportioned and spacious townhouse over three floors. The property is located just minutes from the High Street of Tain. The town is Scotland's oldest Royal Burgh and is located minutes from the busy A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. Tain is within commuting distance of the major employment centres of the area. The Highland Capital of Inverness is approx. 34 miles to the South where all major transport links can be found. Inverness Airport has regular links to several British airports including Heathrow and Gatwick.

Tain has cafes, shops, primary schools and a secondary school. The town also has ASDA, Tesco, Lidl and CO-OP Supermarkets, a Home Bargains Store, Golf Course and Tennis Club.

The spacious accommodation consists of entrance hall, WC, farmhouse style kitchen, lounge (on ground floor), two bedrooms and bathroom (on first floor), two bedrooms on second floor. There is parking near the property. The garden is fully enclosed with mature trees and shrubs.

The property benefits from oil fired central heating.
EPC—Band E (43) Council tax band D.

Offers over £170,000

- **4 bedroom townhouse**
- **Double glazing**
- **Farmhouse style kitchen**
- **Minutes from town centre**
- **Ground floor toilet**
- **Mature front garden**
- **Lounge**
- **Family bathroom**
- **Oil fired central heating**



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ENTRANCE HALL

Walk in storage cupboard housing water cylinder, electric meter and fuse boxes. Door to:

HALL

Accessed from garden through wooden front door. Quarry floor tiles. Radiator.

DOWNSTAIRS TOILET

WC. Wash hand basin. Plumber for washing machine. Vinyl floor tiles.

LIVING ROOM

15'4" x 15'3" (4.7m x 4.65m) approx.

Large window overlooking the garden. Brick feature fireplace with wooden side panels and mantel. Tiled hearth. Shelved alcove. Radiator.

KITCHEN/DINING ROOM

14'8" x 15'3" (4.5m x 4.65m) approx.

Large farmhouse style kitchen with wood panelling. Windows overlook the garden. Stainless steel sink and drainer. Worktops and fitted cupboards. Quarry floor tiles. Radiator.

From entrance hall the first floor is accessed by a spiral staircase. First floor landing has radiator.

BEDROOM ONE

15'4" x 15'3" (4.7m x 4.65m) approx.

Wash hand basin with vanity unit. Fitted wardrobe and dressing table. Carpet. Radiator.

BEDROOM TWO

14'8" x 15'3" (4.5m x 4.65m) approx.

Wash hand basin. Fitted wardrobe. Radiator. Carpet

BATHROOM

White three piece suite with mains shower over bath. Tiled walls above bath area and tiled floor. Radiator.

Spiral staircase continues up to Second floor

BEDROOM THREE

15'4" x 12' (4.7m x 3.65m) approx.

Coombed ceiling. Radiator. Carpet

BEDROOM FOUR

14'8" x 12' (4.5m x 3.65m) approx.

Coombed ceiling. Radiator. Carpet

GARDEN

Large garden shed. Enclosed garden laid mainly to lawn with mature bushes, trees and borders. Paved pathway to front door.

PRICE

Offers over £170,000

ENTRY

Flexible by arrangement.

COUNCIL TAX

Band D

VIEWING

By arrangement with the selling agents.

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OFFERS

All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- **HANNAH HOMES ESTATE & LETTING AGENTS LTD:-**

16a High Street, Alness,

Ross-shire, IV17 0PS.

Telephone:- 01349 884411

E-mail:- mail@hannah-homes.co.uk

Website:- www.hannah-homes.co.uk

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com & facebook.

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