



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



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

**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](mailto:mail@hannah-homes.co.uk)

Website:- [www.hannah-homes.co.uk](http://www.hannah-homes.co.uk)

Our properties also feature on [www.zoopla.co.uk](http://www.zoopla.co.uk), [www.primelocation.com](http://www.primelocation.com), [www.s1homes.com](http://www.s1homes.com) & facebook.

**HANNAH HOMES** give notice that these particulars, including measurements and prices, are for the guidance of intending purchasers only and, whilst given in good faith, their accuracy is not warranted or guaranteed. Intending purchasers should not rely on them, but satisfy themselves by inspection or otherwise as to their correctness. These particulars do not constitute or form part of an offer or contract. The Vendor is not obliged to accept the highest, or any offer. The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

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