

**REDUCED PRICE**



## **1 QUEEN STREET, TAIN IV19 1AP**

This property, an elegantly spacious townhouse on three floors, with full double glazing and oil-fired central heating is offered for sale. In a most convenient location close to the centre of town, and with a mature, easily maintained garden, 1 Queen Street provides an excellent opportunity to acquire good-sized family accommodation with easy access to all amenities. Viewing is highly recommended.

Created a Royal Burgh in 1066, Tain has a main line railway station, a good bus service, primary and secondary schools, hotels, branches of the major banks and various shops and other services. There are numerous recreational activities to hand including Tain & Royal Dornoch Golf courses, Tain Tennis Club and bowls. Inverness is approximately 40 minutes by car.

HSPC Ref No: 29639



**ACCOMMODATION COMPRISES:**

**ENTRANCE HALL:**

Accessed from the garden by hardwood front door. Central heating radiator.

**DOWNSTAIRS CLOAKROOM:**

W.C. with wash-hand basin. Plumbed for washing machine.

**LIVING ROOM: (4.55M x 4.66M)**

A cosy room overlooking garden. Brick feature fireplace with wooden side panels and mantel. Tiled hearth. Central heating radiator.

**KITCHEN/DINING ROOM: (4.40M x 3.95M)**

A large farmhouse style kitchen with extensive wood panelling overlooking garden. Stainless steel sink and drainer. Work tops & fitted cupboards. Quarry tiled floor. Central heating radiator.

From entrance hallway the first floor is accessed by turning stair. First Floor landing with central heating radiator.

**BEDROOM 1: (4.85M x 4.62M)**

Wash hand basin. Central heating radiator. Corner cupboard.

**BEDROOM 2: (4.65M x 4.55M)**

Fitted wardrobe. Corner vanity unit. Central heating radiator.

**BATHROOM:**

White 3 piece suite with mains shower over bath.

**SECOND FLOOR:**

**BEDROOM 3: (4.70M x 3.70M - AT WIDEST)**

Combed ceiling. Central heating radiator.

**BEDROOM 4: (4.80M x 3.60M - AT WIDEST)**

Combed ceiling. Central heating radiator.



**GARDEN:**

Large garden shed and smaller shed. Walled with railings and laid mainly to lawn with mature bushes, small trees and borders. Paved pathway to front door.

**SERVICES:**

Mains water, electricity and drainage.

**COUNCIL TAX**

BAND: D

**PRICE:**

Offers over £180,000

**ENTRY:**

by arrangement

**VIEWING:**

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilson's,

Solicitors & Estate Agents

107 High Street, Invergordon

Tel: (01349) 852131

**REF: DCW**

*These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.*