



TO LET

1 QUEEN STREET, TAIN IV19 1AP

This spacious townhouse on three floors, with full double glazing and oil-fired central heating is situated in a most convenient location close to the centre of town with easy access to all amenities.

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: 44948

ACCOMMODATION COMPRISES:

ENTRANCE HALL:

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)

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.

FIRST FLOOR

BEDROOM 1: (4.85M x 4.62M)

Wash hand basin. Central heating radiator. Corner cupboard.

BEDROOM 2: (4.65M x 4.55M)

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)

Central heating radiator.

There is a fourth bedroom but this bedroom contains the Landlord's personal possessions and will remain locked and is excluded from the lease.

GARDEN:

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.

The property is available partly furnished on a short assured tenancy. No DSS and no smoking.

RENT:

£500 per month plus £500 deposit

VIEWING:

Strictly through the Letting Agents.:

Wilsons,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

REF: JBW



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.