



#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings and curtains. A washing machine and under counter fridge.

#### Heating

Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

A

#### Viewing

Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01862 892 555.

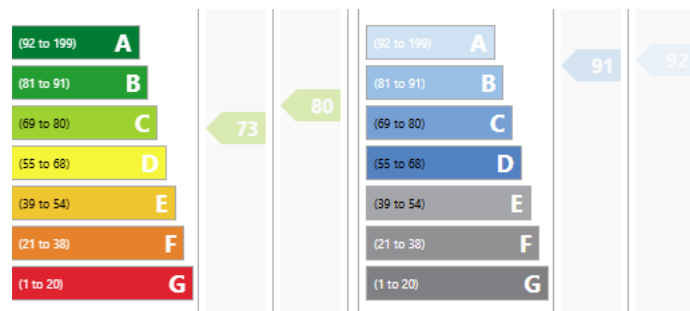
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £85,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



### Flat 6, Balnagown Coach House Queen Street Tain

**IV19 1FB**

An opportunity to purchase a one bedroomed, ground floor flat located in the town centre of Tain.

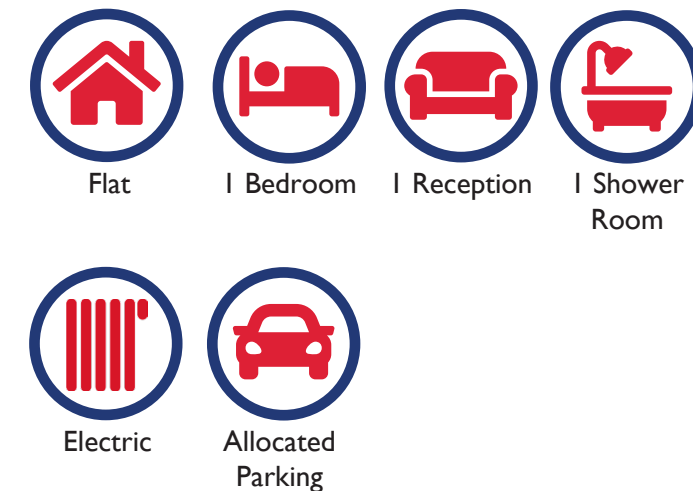
**OFFERS OVER £85,000**

📍 The Property Shop, 22 High Street, Tain

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01862 892 555

#### Property Overview







Lounge



Kitchen

### Property Description

6 Balgowan Coach House is a spacious, one bedroomed, ground floor flat located in the town centre of Tain. The property benefits from electric heating and double glazed windows. This property is sure to appeal to a wide variety of purchasers including first time buyers, buy to let investors and young professionals. A secure entry system allows access to the communal entrance hall which is shared with three other properties. Internally, the accommodation comprises an entrance hall with large storage cupboard which provides access to all rooms, a good sized, bright and airy lounge with windows towards the front elevation. Along the hall is the kitchen which has wall and base units, a stainless steel sink with mixer tap and drainer, splashback tiling, an integrated electric oven and hob with extractor fan over. Free standing goods include a washing machine and an under counter fridge. The double bedroom has a window facing the rear elevation and a double built-in wardrobe. Completing the accommodation is the modern shower room which has wet wall panelling, a corner shower enclosure, with mains shower, a WC, a sink within a vanity unit and a heated towel rail.

Another fantastic feature of the property is an allocated parking space towards the rear elevation. Tain is a Royal Burgh and post town in the committee area of Ross and Cromarty, in the Highlands. The town has several attractions such as Tain Tolbooth, St Duthus Collegiate Church, a local history museum, Tain Through Time, and the Glenmorangie Distillery. Medical and banking services can be found along with a Post Office, Lidl, Co-op, ASDA, Tesco, and a variety of local shops and hotels. Primary and Secondary schooling is located close by. A few recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Highland capital, Inverness is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.



Lounge



Entrance Hall

### Rooms & Dimensions

Entrance Hall

Lounge

Approx 4.00m x 3.67m

Kitchen

Approx 2.80m x 1.60m

Bedroom

Approx 3.99m x 3.14m

Shower Room

Approx 2.20m x 1.60m



Shower Room



Bedroom