

Mara Cottage, 11a Back Street, Hilton, Ross-Shire IV20 1XB

Offers Over £170,000





Mara Cottage is a delightful mid-terrace coastal cottage situated in the village one row back from the shore. Accommodation: Hall, Cloakroom, Living Room, Kitchen/Diner, 3 Bedrooms, Bathroom. It would make a perfect property for a family or first time buyer. The property has electric central heating consisting of ceramic storage heaters downstairs with a wood burner and wall panel heaters in each bedroom. There is a heated towel rail in the bathroom. The house may be sold furnished by way of separate negotiation.



Hilton is one of the three seaboard villages on the coast of Easter Ross and dolphins are often spotted off the coast. Hilton has a popular community hall with a week day cafeteria. There is a primary school, village shop/post office, chemist, hotel/restaurant and coastal walks. The award winning beach at Shandwick is one of Easter Ross's best kept secrets. All major facilities are found in nearby Tain approx 7 miles away, on the famous NC500 tourist route. Tain has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, secondary school, golf club, tennis club and hotels. A number of recreational pursuits can be enjoyed in the area. 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.



Hall:

One enters the hall through a partially glazed door. Inside the hall the staircase to the first floor is directly ahead and a passage leads to the cloakroom, under-stair cupboard giving excellent storage. To the left is the living room.

Living Room:

Spacious lounge with stone fireplace with wooden mantle and side display units. A large picture window to the front enjoys views over the Moray Firth.

Kitchen/Diner:

The bright modern kitchen has a built in oven and ceramic hob and is plumbed with a washing machine and dish washer both of which are to be included. There is a desirable kitchen island housing a double sink and drainer. Large integrated fridge freezer and partially glazed door allows easy access to rear garden. Additional glass doors lead from dining area to rear garden.

Cloakroom:

With WC and wash hand basin.



Stairs lead to the first floor landing giving access to three bedrooms and the bathroom.

Bathroom:

Comprising a four-piece suite with WC, wash hand basin with vanity unit, shower and bath. Heated towel rail and domed roof light.

Bedroom 1:

Double bedroom with large window to the front enjoying panoramic views of the Moray Firth and sight of the Moray coastline. East facing allowing fantastic sunrise views in the morning.

Bedroom 2:

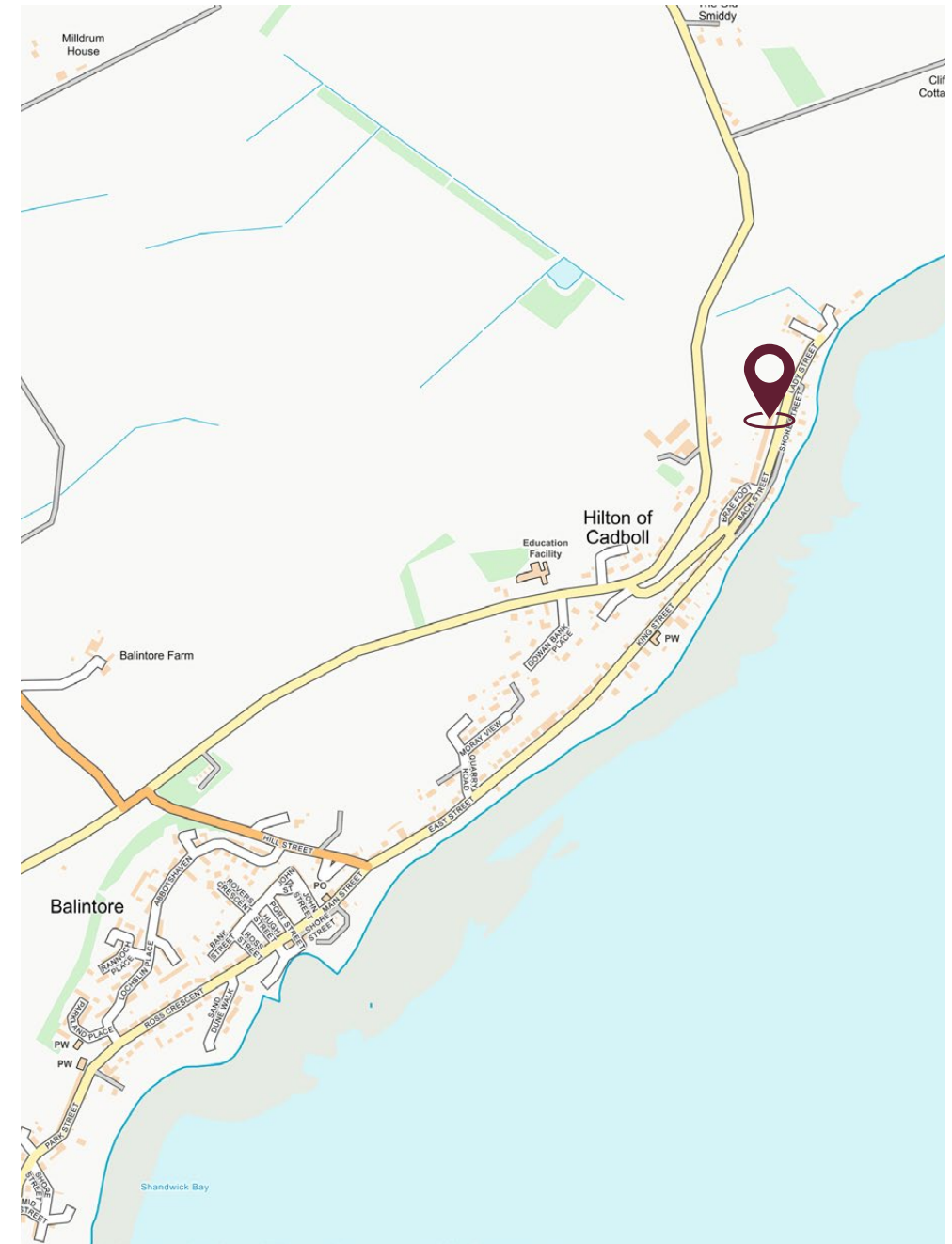
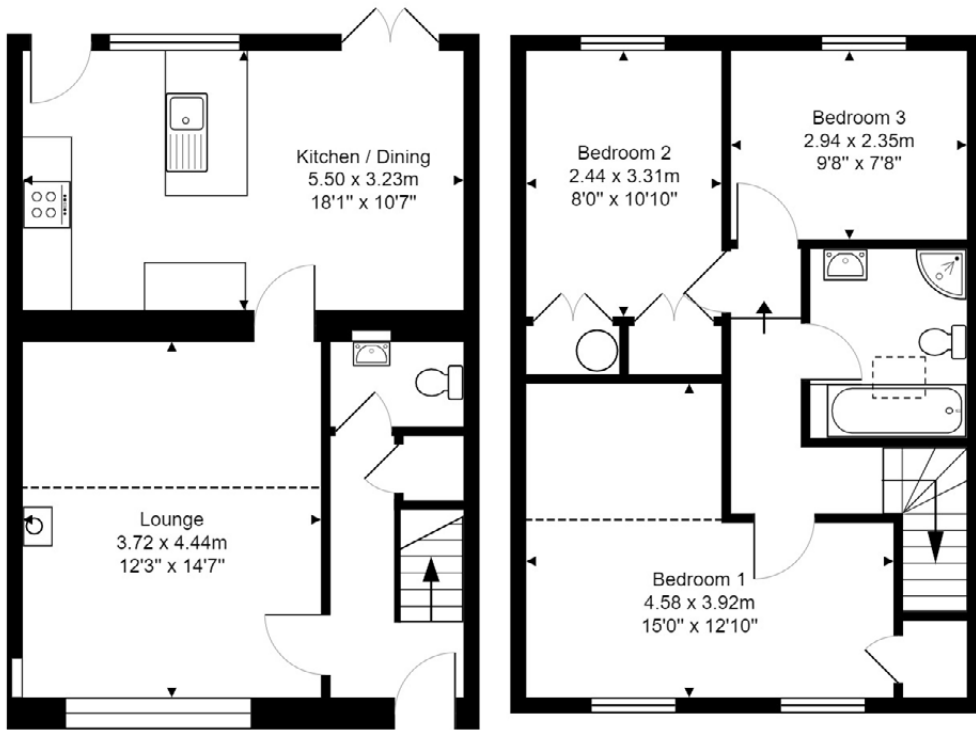
Double bedroom with window to the rear. Built in wardrobe one of which storing water tank.

Bedroom 3:

Bright room enjoying views to the rear garden.







Garden

A neat path leads up to the house. There is a small area of lawn surrounded by flowerbeds with established shrubs. To the rear is a smart patio area that enjoys afternoon/evening sun, perfect for alfresco dining. A lawned area houses a coal bunker and garden shed.

Viewing:

Contact Selling Agents

EPC Rating: *E*

Location:

<https://w3w.co/erase.foggy.campsites>

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