

Rhueval, 1 East Street, Balintore, By Tain, Ross-Shire IV20 1UA

Offers Over £290,000





Large detached property in the pretty Seaboard village of Balintore overlooking the Moray Firth and close to the harbour. Accommodation: Entrance Porch, Hall, Living/Dining Room, Living Room/Bed 3, Kitchen, 2 Bedrooms, WC, Shower Room and Bathroom. The property has oil fired heating and double glazing, with an open fire in the living room. Large well-stocked garden with a sheltered seating area. Detached garage with adjoining workshop/store. Further metal garden shed. Ideal coastal property for a variety of buyers. Viewing is highly recommended.

Balintore is one of the Seaboard villages of Shandwick, Balintore and Hilton renowned for beautiful scenery and The Mermaid of The North. These villages have a thriving local community and the popular Seaboard Centre which provides facilities and services to the local community and has a café and gift shop. The villages have a chemist, post office/store, hotel, a Community Association and Primary School. Secondary education, banking, medical and dental facilities and larger shops are in the nearby town of Tain, 8 miles away. The Seaboard villages are a popular tourist spot and close to the famous NC500 scenic drive around the north Highlands. Shandwick has an award winning beach and the area is an excellent spot for coastal walks. There are also a number of recreational pursuits that can be enjoyed in the area such as golf, bowls and tennis.





Entrance Porch: 3.32m x 1.80m

Welcoming porch glazed on three sides offering views of the Moray Firth and Moray coastline beyond. Entered via a part-glazed Upvc front door. Radiator. Two glazed storm doors open to the hall.

Hall:

Provides access to the dining room on the right leading through to the kitchen at the rear. To the left is the living room and the shower room. Stairs lead up to the first floor. The hall has a generous under-stair storage cupboard. Radiator.

Living Room/Bed 3: 4.50m x 4.07m

Bright double-aspect room with windows to the front and side. Tiled fireplace with open fire. Shelved alcove with mirror feature and further shelving below window. Views to the Moray Firth. Could also be used as a ground floor bedroom. Sliding doors to the shower room. Radiator.

Shower Room: 2.75m x 2.20m

Practical ground floor shower room set up as a wet room. Easy access walk-in shower with electric Mira Advance shower, WC and wash hand basin. Window to the rear and extractor fan. Radiator.

Dining Room: 4.47m x 3.71m

Feature fireplace with wooden surround and electric fire. Window to the front with views of the Moray Firth. Built-in corner cupboard stores the hot water tank. Part glazed door through to the kitchen. Radiator.

Kitchen: 3.01m x 2.80m

Bright room with three windows overlooking the rear garden. Stainless steel 1½ sink and drainer. Base units complemented by generous worktops. Large walk-in shelved pantry cupboard and additional wall mounted display shelving. Integral fridge, freezer, electric oven, hob and dishwasher. The washing machine and tumble dryer are all included in the sale. Radiator. Leads to rear hall.

Rear Hall:

With Velux window and external wooden door to the rear garden.

WC: 3.00m x 0.77m

Found off the kitchen with wash hand basin and window to the side. Radiator. A Door opens to the WC which has a window to the rear.





Upper Landing:

Stairs from the hall lead to the upper landing which has access to 2 bedrooms and the bathroom. There is a small landing at the top of the stairs with a Velux window to the front. Fitted cupboard stores the meter and fuses.

Bedroom 1: 4.52m x 2.09m

Bright room with window to the front with open views across the Moray Firth. Lightly coombed ceiling adds character. Generous fitted storage. Radiator.

Bedroom 2: 4.52m x 2.40m

Spacious room with window to the front with open views over the Moray Firth to the Moray coastline. Lightly coombed ceiling adds character. Generous fitted storage. Radiator.

Bathroom: 2.77m x 2.22m

Light room with WC, wash hand basin and bath with electric Mira Elite shower over. Tiled splashbacks. Tongue and groove panelling on the ceiling. Velux window to the rear. Shaver socket. Access hatch to the roof space. Towel radiator, Dimplex fan heater and radiator.

Outbuildings:

Detached single garage with up-and-over door. Large adjoining workshop with power and light. Window and pedestrian door to the side. Metal shed, ideal for garden storage.

Garden:

Off-street parking to the side. Front garden is laid to grass with flower borders. Generous rear garden is mainly laid to grass with a large well-stocked flower bed.

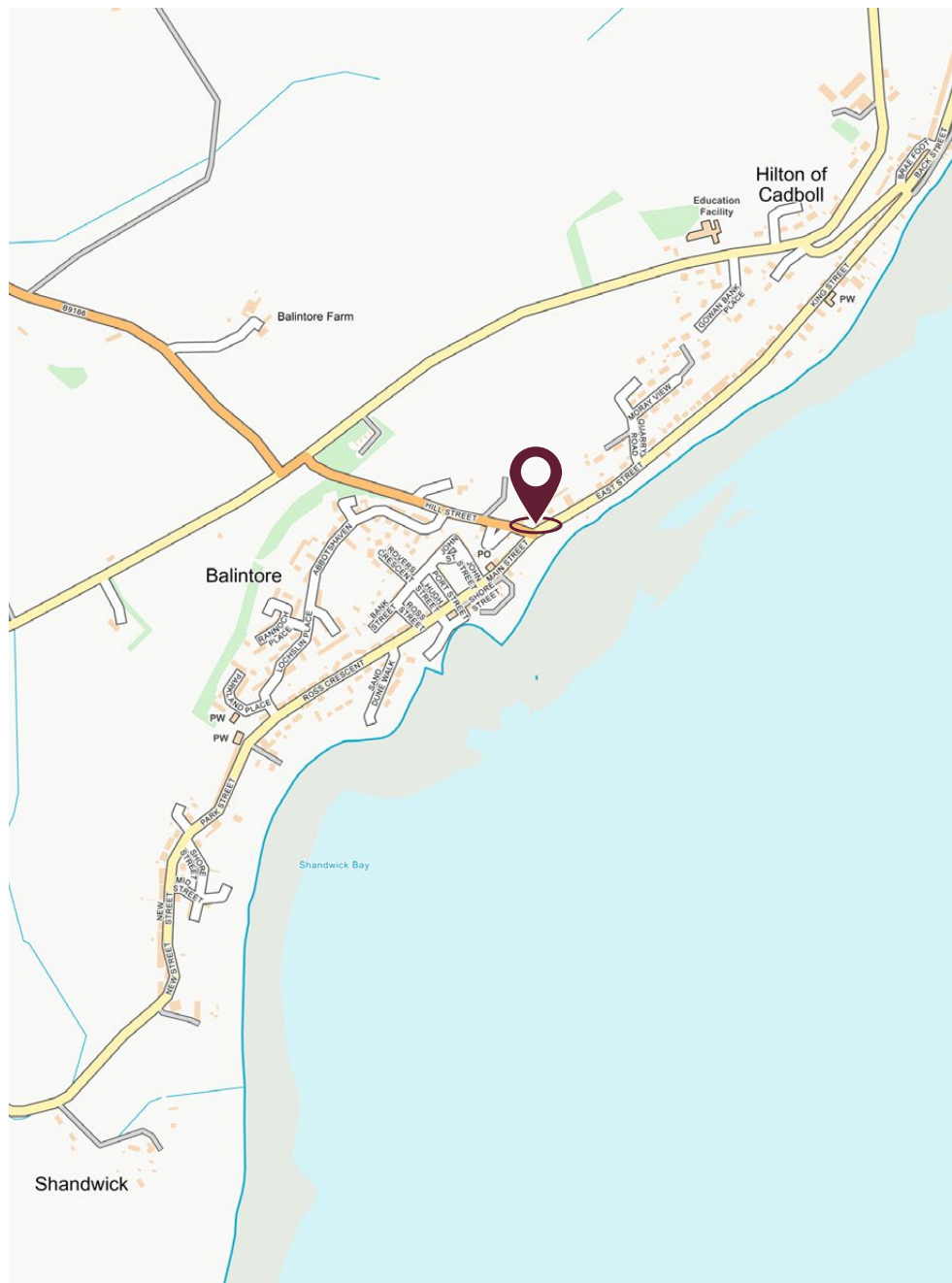
Viewing:

Please contact the Selling Solicitors.

EPC Rating: *F*

Location:

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Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

