



### Services

Mains water, electricity and drainage.

### Extras

All fitted floor coverings, curtains and blinds.

### Heating

Oil fired central heating.

### Glazing

uPVC double glazing throughout.

### Council Tax Band

E

### Viewing

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

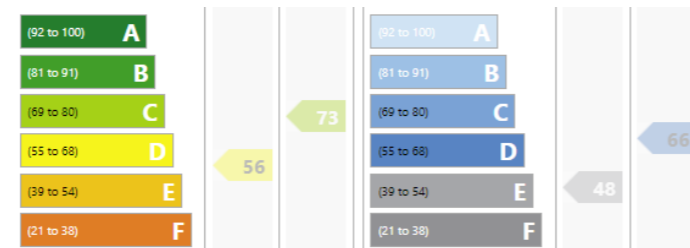
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £310,000

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



## I Balintore Park Balintore Ross-shire IV20 1XZ

Well presented, three-bedroom detached house and garage, just a short walk to the beach located in the beautiful coastal village of Balintore.

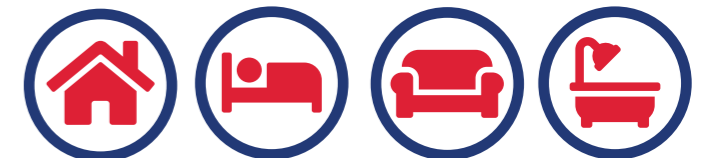
**OFFERS OVER £310,000**

The Property Shop, 22 High Street, Tain

property@munronoble.com

01862 892 555

### Property Overview



Detached Bungalow 3 Bedrooms 2 Receptions 2 Bathrooms



Oil Gardens Garage



Kitchen/Diner



Lounge

**Property Description**

This well presented, three-bedroom detached house occupies a generous plot with views of the Moray Firth coastline and just a few hundred meters from the award winning Shandwick Bay. Situated in well maintained garden grounds, this neutrally decorated property comprises, hallway, lounge, dining room, 3 bedrooms (one en-suite), shower room, kitchen/dining room and utility room. The spacious lounge is double aspect with picture windows to the front and patio doors to the rear garden, giving an abundance of natural light as the sun rises in the east and sets in the west. The modern classic kitchen design with wall and base units, double stainless-steel sink, integrated hob with cooker hood, single oven and dishwasher, has ample space for a family dining table. Additionally, it includes a convenient utility room accessed via the kitchen for laundry and storage needs, adding practicality to the living space. Two large storage cupboards are found within the entrance hall, following on from here you come to the principal bedroom with large en-suite also situated to the front where you have the pleasure of the sea views and can catch the sun rise. Down the hallway, there are a further two double bedrooms each with built in wardrobes both having easy access to a shower room with WC, pedestal wash hand basin and shower cubicle with thermostatic shower. The property benefits from oil fired central heating and double glazing throughout. Externally, the enclosed rear garden has a slabbed patio area perfect for outdoor dining plus an area laid to lawn with mature shrubs and trees. The front garden is defined by hedgerow and fencing with grassed area and tarmac driveway leading to a block built double garage with electric door, power and lighting.

**Rooms & Dimensions**

- Front Entrance Hall  
*Approx 16.00m x 1.70m*
- Lounge  
*Approx 7.20m x 4.76m*
- Kitchen/Diner  
*Approx 7.15m x 3.70m*
- Dining Room  
*Approx 4.60m x 3.40m*
- Utility Room  
*Approx 5.23m x 2.47m*
- Shower Room  
*Approx 2.38m x 2.35m*
- Bedroom One  
*Approx 4.40m x 4.68m*
- Bedroom One En-Suite  
*Approx 3.70m x 2.36m*
- Bedroom Two  
*Approx 4.10m x 3.40m*
- Bedroom Three  
*Approx 3.69m x 4.00m*



Bathroom



Bedroom One



Bedroom One En-suite

