

#### Services

Mains electricity, water and drainage.

#### Extras

All fitted floor coverings, curtains and blinds.

#### Heating

Oil Central Heating.

#### Glazing

Mixed.

#### Council Tax Band

D

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01862 892 555.

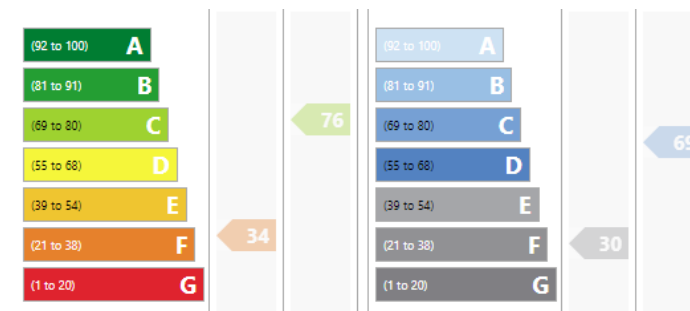
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £125,000

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



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

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

**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.



## Briarlea, Ross Crescent

## Balintore, Tain

## IV20 1UW

Four-bedroom detached property on the Easter Ross peninsula in need of renovation, just a short walk to the beach.

**OFFERS OVER £125,000**

📍 The Property Shop, 22 High Street, Tain

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

☎️ 01862 892 555

### Property Overview





Lounge



Kitchen



### Property Description

This four-bedroom, detached house in an exceptional location with a stone built single garage is situated just a stone's throw from Shandwick Bay, a glorious sandy beach with picturesque harbour. In need of complete renovation, the accommodation comprises, front porch, lounge, kitchen, rear porch, four bedrooms, shower room and WC. The property benefits from oil central heating and a combination of mixed glazing. Entering the property via the front porch, then through the internal timber and glass door, the property welcomes you in with the large inner hall. Retaining some original features, on the ground floor, the lounge has an open fire with tiled surround and hearth. The kitchen, with large walk-in pantry, is to the rear of the property and comprises fitted base units with stainless steel sink and drainer. A rear porch follows through from the kitchen and accesses the rear garden. There are two bedrooms on the ground floor but these could be utilised as additional reception space if required. On the first floor, the two double bedrooms overlook the rear of the property along with the WC off the landing. Externally the enclosed garden offers off street parking and is mainly laid to lawn with mature trees and shrubs. A single block-built garage is attached to the side of the property with a roller door and storage room to the rear. The beachfront location of the rear garden has direct access to the beach with wonderful views of the coastline. Balintore is one of three villages on this stretch of the Moray Firth coastline - Hilton, Balintore and Shandwick are known collectively as the Seaboard Villages. There is evidence of settlement in the area since ancient times with Pictish Stones and sculptures on display. Hilton has a primary school, a small, charming stone harbour, and spectacular sandy beaches nearby, a village hall which includes a cafe and incorporates the post office. Balintore also has a village shop, pharmacy, hotel and bar. Activities include fishing, sailing and coastal walks. Tain is the nearest town, approximately 7 miles away where the secondary school, Tain Royal Academy, professional, medical, shopping and banking services can be found along with several recreational pursuits can be enjoyed in the area. The Highland capital, Inverness is 34 miles to the south all major transport links can be found. A commuter train goes from Tain and Fearn (2 miles from Balintore) to Inverness daily.

### Rooms & Dimensions

Lounge

Approx 4.32m x 3.64m

Kitchen/Diner

Approx 4.23m x 3.64m

Bedroom One

Approx 5.30m x 4.58m

Bedroom Two

Approx 3.48m x 3.48m

Bedroom Three

Approx 3.40m x 3.65m

Bedroom Four

Approx 3.40m x 3.68m

Shower Room

Approx 2.38m x 1.80m

WC

Approx 1.86m x 1.05m

Bedroom Two



Shower Room



Bedroom One

