



Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds.

Heating

Electric storage heating with panel heaters and open fire.

Glazing

Double glazing throughout.

Council Tax Band

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Viewing

Strictly by appointment via Munro & Noble Property Shop

Telephone 01862 892 555.

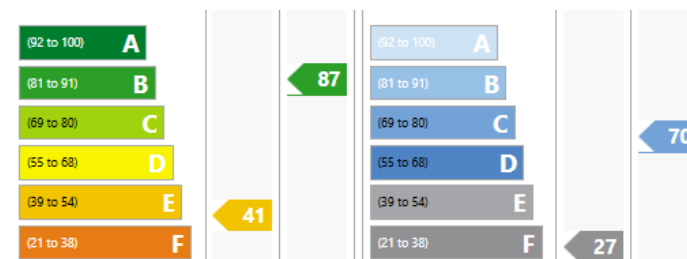
Entry

By mutual agreement.

Home Report

Home Report Valuation - £172,000

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.



Eastlyn, 3a East Street Balintore IV25 3QJ

A semi-detached, three-bedroomed house with single garage and gardens located in the Seaboard village of Balintore, with stunning and uninterrupted views out to sea.

OFFERS OVER £172,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview





Property Description

Situated a stone's throw from the shore, this three-bedroomed, semi-detached property is situated in the beautiful seaside village of Balintore on the Eastern stretch of the peninsula. This property benefits from electric storage heating, complemented with an open fire, double glazing and you can be treated to the beautiful sunrises over the Moray Firth each morning from the lounge and all three bedrooms, making this an ideal property for several types of purchasers. Spread over two floors, the ground floor consists of an entrance vestibule, and a lounge with windows to the front and side elevation, giving stunning sea views and an open fire for the cooler nights. The kitchen has modern wall and base units, a stainless steel sink and drainer, an integrated fridge-freezer, washing machine, and hob and oven with cooker hood. Further to this, included in the sale is a dishwasher. Completing the ground floor is the double bedroom and the family bathroom, which has a bath with electric shower over, WC and pedestal sink. The first floor contains one double bedroom and one single bedroom.

Externally the property has a front garden located across the road on the edge of the shore with a stone built shed/workshop and to the rear of the property, the garden is on split levels allowing for space for al fresco dining and a separate area for gardening. To the side there is a single garage and parking space for two cars.

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 pub. Activities include fishing, sailing and coastal walks. Local employment has long been based on fishing but this is now only a small part of the local economy which now benefits from work in the oil/gas/renewables sector at the nearby Nigg Yard. 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 a number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. 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

Entrance Vestibule
Approx. 2.45m x 1.13m

Hallway
Approx. 4.38m x 3.13m

Lounge
Approx. 4.65m x 3.13m

Kitchen/Diner
Approx. 5.20m x 3.00m

Bedroom One
Approx. 4.57m x 3.13m

Bedroom Two
Approx. 3.23m x 2.12m

Bedroom Three
Approx. 3.58m x 2.18m

Bathroom
Approx. 2.55m x 1.80m

