

Ashgrove Braefoot
Hilton, Ross-Shire, IV20 1XA

Monster
Moves

Offers Over £275,000



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Ashgrove is a beautiful three bedroom 'chocolate box' cottage with charming mature enclosed garden and driveway. Located in the picturesque seaboard village of Hilton on the east coast of Ross-Shire, located yards from the beach, this property is spacious and well maintained. Ashgrove is within walking distance of the local primary school and a range of other amenities and marvellous walks along the coastline. Enhanced facilities, including secondary school and supermarkets, are available in Tain some eight miles north.





- 3 Bedroom Semi-detached Property
- Mature Enclosed Garden
- Close to Beach
- Garage & Workshop
- Private Driveway





 Thistle House, Main Street, Golspie, KW10 6TG
 sales@monster-moves.co.uk
 www.monster-moves.co.uk
 Sutherland - 01408 525001
 Inverness - 01463 263063

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HALL

Entry to the property is through the central doorway with a sitting room and lounge leading off and the stairs to the first floor and 3 bedrooms.

SITTING ROOM

14'9" x 12'9"

To the left is the sitting room with a log burner and neutral decoration.

LOUNGE/DINING ROOM

14'9" x 22'11"

To the right is the L shaped lounge/dining room with a newly fitted log burner. Understairs storage. Door leads through to kitchen.



KITCHEN

13'1" x 16'4"

A modern kitchen in soft grey handle-less doors on base and wall units and laminate worktops. A large island with storage and seating. An integrated fridge, freezer double oven and induction hob with hood above. The kitchen has dual aspect windows and a cloakroom leads off to the rear.

CLOAKROOM

3'3" x 7'2"

A cloakroom with white wash basin and w/c.



FIRST FLOOR

Stairs lead to the first floor landing which is spacious and has an extra storage space to the front and built in shelving.

BEDROOM 1 with EN SUITE

9'6" x 13'9", 3'7" x 5'10"

A double bedroom with triple mirrored wardrobes and an en-suite comprising:- white wash basin, w/c and shower enclosure.



BEDROOM 2

12'1" x 12'9"

A double bedroom with coombed ceiling over looking the front garden.

BEDROOM 3

10'9" x 6'6"

A bedroom with fitted mirrored wardrobes at the rear of the property.



BATHROOM

10'9" x 8'6"

A spacious bathroom with wash basin, w/c and bath with overhead shower.

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GARDEN, GARAGE, WORKSHOP & DRIVEWAY

The garden has a gravel driveway with ample space for 4 cars and has a wooden garage with new garage door. The garden is enclosed and has mature shrubs and trees giving a lovely cottage feel. There is a slate patio to the rear and is located outside the kitchen door. Attached to the garage is a workshop with a workbench in situ. The rear garden is terraced and takes you up to a seating area and greenhouse and shed at the top garden.

LOCATION

Located in one of the three Seaboard villages of Hilton on the east coast of Ross-Shire. From the A9 at the Nigg roundabout take to A9175 and head through Arabella. Turn left towards Balintore and Shandwick on the A9166. Follow the road until you arrive at Hilton. Pass the school on the left and take the next turning right down the hill and Ashgrove, Braefoot is the first cottage on the left.

VIRTUAL TOURS

360 Tour - <https://www.madesnappy.co.uk/tour/1g171g10861>

Virtual Tour - <https://youtu.be/TZlqK5oSNyc>



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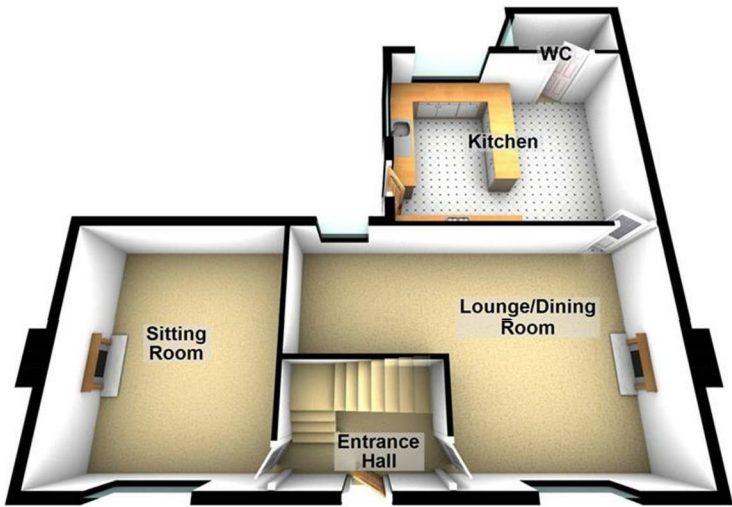
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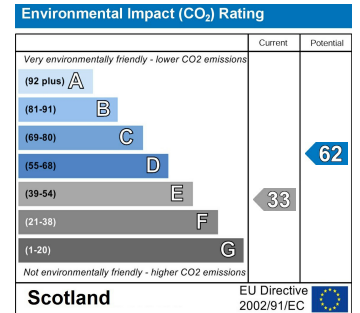
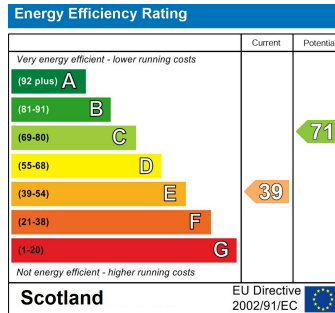
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Ground Floor



First Floor



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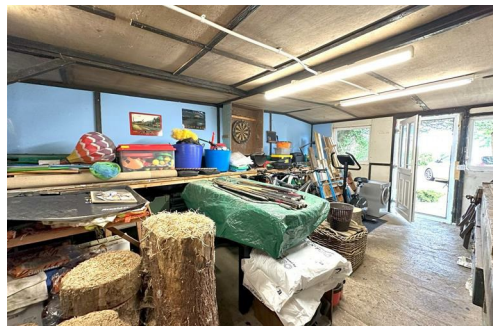


Council Tax
Highland Council Tax Band C

Tenure Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Ashgrove, Braefoot, Hilton, Ross-Shire IV20 1XA, please contact Monster Moves on 01408 525001 or email sales@monster-moves.co.uk



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

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