

14 Main Street  
Tain, Ross-Shire, IV20 1UE

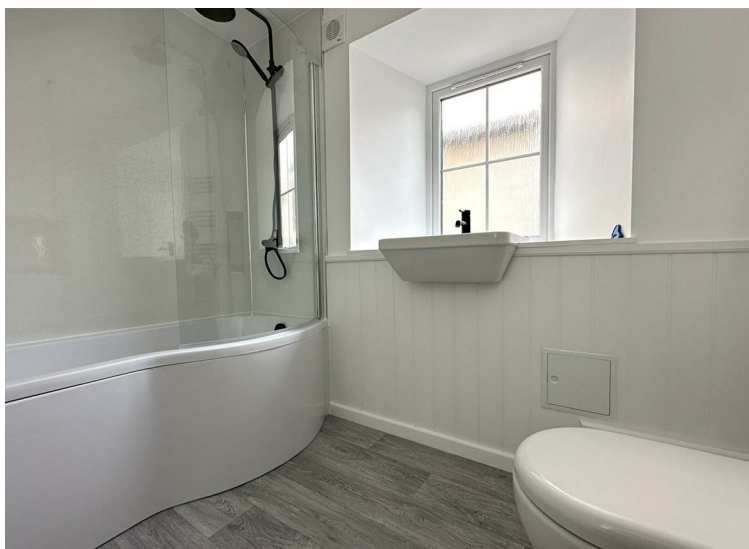


Price Guide £130,000

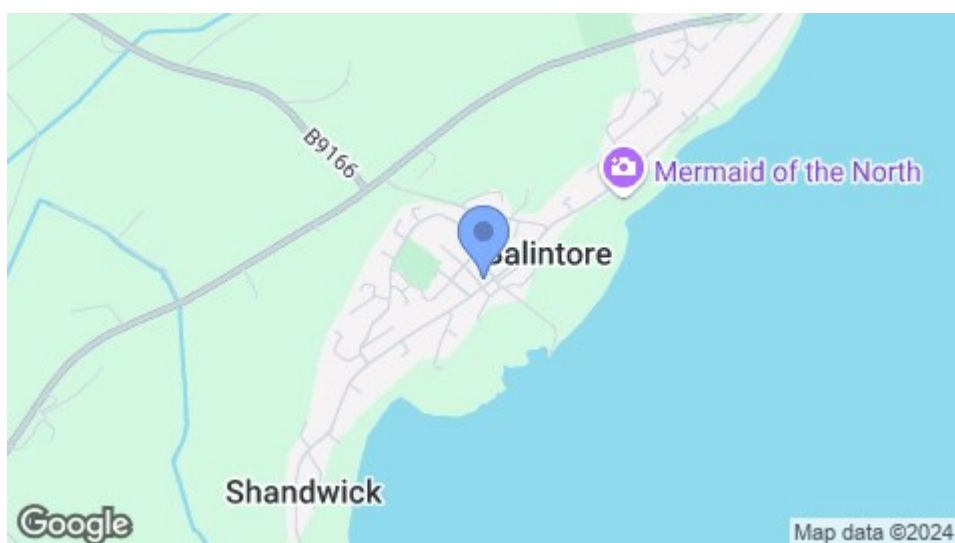


An opportunity to own a newly renovated 3-bedroom property on the Main Street in Balintore with views to the Harbour and sea, only a short walk from the beach. The house has been renovated to a high standard and has fitted carpets throughout. If you are looking for an investment at a seaside location, then this is one for you.





- 3 Bedroom Property
- Newly Refurbished
- Set up as a Holiday Let
- Views to Sea
- Yards from Marina and Beach
- Income Potential





 Thistle House, Main Street, Golspie, KW10 6TG  
 sales@monster-moves.co.uk  
 www.monster-moves.co.uk  
 Sutherland - 01408 525001  
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### PORCH & HALL

Entry into the porch where there is space for boots plus and area where coat hooks could be located. Leading into the hall with all downstairs rooms leading from it.

### KITCHEN/SITTING ROOM

The open plan room has ample space for sitting, dining and preparing food. A pellet boiler stove is set on a slate hearth against an exposed stone wall and there are integrated storage cupboards below the window. The all new kitchen is bright with two windows and a large velux window. Base units set on stone tile floor, with built in electric oven and induction hob plus space for a washing machine and under counter fridge. There is also a semi integrated breakfast bar between kitchen and sitting room.



### BEDROOM 1

A double bedroom on the ground floor has a lowered window seat with views of the sea, new fitted carpet and the room is neutrally painted.

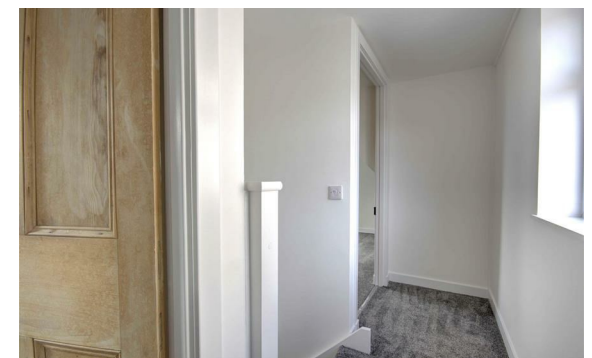


### BATHROOM

The bathroom has a white P shaped bath with overhead shower and wet wall surround, a wash basin and toilet. Chrome heated towel rail, runs off the central heating. Provision for an electrically heated mirror is in place above the cistern.

### FIRST FLOOR

New staircase leads to the first floor and two double bedrooms. A window on the landing allows lots of natural light into the stairs and hallway.



### BEDROOM 2

A double bedroom with coombed ceiling and velux window. Newly fitted carpet and the room is neutrally painted.



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### BEDROOM 3

A double bedroom with coombed ceiling and velux window and low window. Newly fitted carpet and the room is neutrally painted. This room has access to the central heating controls and hot water tank.

### LOCATION

Balintore is the middle of three Seaboard Villages on the east coast of Ross-Shire. These villages are connected on the shoreline and boast pharmacy, hotel, harbour, shop, Primary school, village hall, churches and a thriving village community, not to mention the local history.

What3words///lonely.clouding.bags



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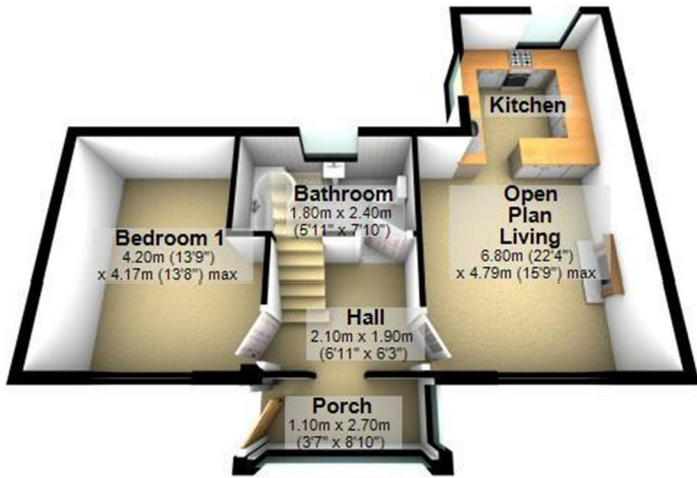
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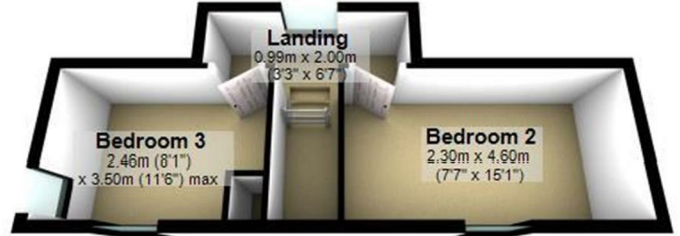
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>			78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			100
(81-91) B		88	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>			
	EU Directive 2002/91/EC		



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### Council Tax

Highland Council  
Band Exempt

### Tenure

Freehold

### Entry

By mutual agreement

### Viewing

To arrange a viewing of 14 Main Street, Balintore, Tain, Ross-Shire IV20 1UE, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)

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