



2A Braefoot, Hilton, Ross-Shire IV20 1XA

Offers In The Region
Of £125 000



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An opportunity to purchase a 1 bedroom bungalow with large garden in the seaside village of Hilton, one of the seaboard villages on the east coast of Scotland. Located just metres away from the seaside the house has a large garden to the front that could be off street parking , a wooden shed and rear garden that has trees all the way to the road at the rear.



KITCHEN/SITTING ROOM 12'5" x 17'8"

Entry to the property is into the open plan sitting room and kitchen with base and wall units, integrated oven, hob and cooker hood. A peninsula worktop for eating and preparing meals. space for a washing machine and fridge freezer. in the sitting area is a log burner on top of a slate hearth and a large window over looking the front garden. the ceiling is pine clad and has attic access.

HALL 3'7" x 7'6"

The hall is off the sitting room and leads to the shower room, bedroom and door to rear garden.

BEDROOM 12'9" x 7'10"

A double bedroom over looking the rear garden

SHOWER ROOM 8'10" x 5'2"

A modern white pedestal wash basin and w/c along with a corner shower and electric shower.

GARDEN

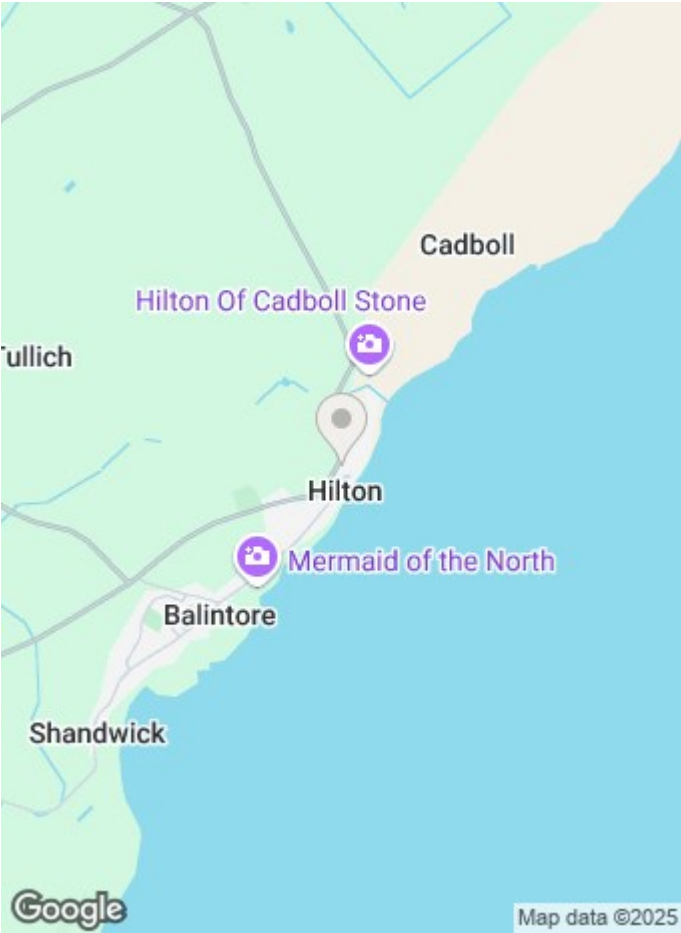
To the front is a long garden with a storage shed and off street parking. a path around the side leads to the rear garden and the back door. the garden extends up the hill to the road behind and has mature trees.

LOCATION

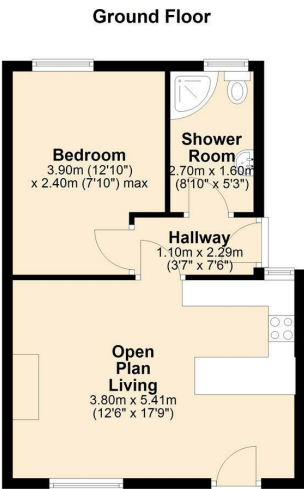
Braefoot is located in the most northerly of the three seaboard villages in Hilton. Just yards from the seafront, further south are the villages of Balintore and Shandwick with a harbour and beach, pharmacy and convenience store. Main amenities are 7 miles north west in the town of Tain. Inverness and the start of the NC500 Route is 36 miles south

To find this property please click on the link for What3words youths.situated.divisible

Area Map

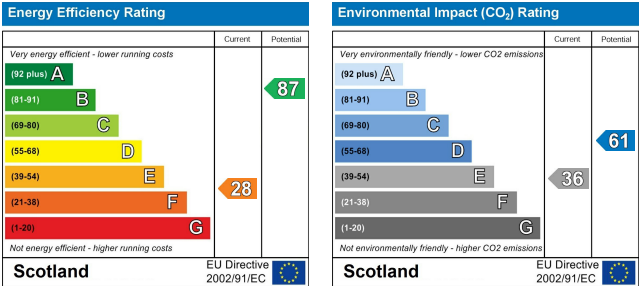


Floor Plans



Total area: approx. 37.0 sq. metres (398.3 sq. feet)
For illustrative purposes only. Produced by Monster Moves Ltd 2024
Plan produced using PlanUp.

Energy Efficiency Graph







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Thistle House, Main Street, Golspie, KW10 6TG
Tel: 01408 525001 Email: sales@monster-moves.co.uk www.monster-moves.co.uk