

1 Burnside, Hilton, Ross-Shire IV20 1XF

Offers Over £175,000





1 Burnside is a semi-detached bungalow situated in a quiet cul-de-sac with no through traffic. The property is a stone's throw from the coastline in the pretty Seaboard village of Hilton and benefits from open views. Accommodation: Hall, Living Room, Kitchen/Diner, Utility, Rear Hall, 3 Bedrooms and Shower Room. The property benefits from DG, OFCH and an open fire in the living room. Extensive enclosed garden. Detached garage and off-street parking. Scenic coastal path at the end of the road. This property is full of promise and has potential for additional accommodation subject to planning. Views over the Moray Firth. Ideal as a family home, downsizer's dream or as a project. White goods, blinds, curtains and light fittings are included.



Hilton is one of the three Seaboard villages on the coast of Easter Ross and dolphins are often spotted off the coast. Hilton has a popular community hall with a week day cafeteria. There is a primary school, village shop/post office, chemist, hotel and coastal walks. The award winning beach at Shandwick is one of Easter Ross's best kept secrets. All major facilities are found in nearby Tain approx 7 miles away, on the famous NC500 tourist route. Tain has Asda, Tesco, Lidl and Co-operative supermarkets, two medical practices, a dental practice, secondary school, golf club, tennis club and hotels. A number of recreational pursuits can be enjoyed in the area. The Highland Capital, Inverness, is 34 miles to the south where all major transport links can be found. A commuter train goes from Tain to Inverness daily.



Hall:

Ramped access leads to the Upvc front door with stained glass inset and matching side panel. Radiator.

Living Room: 3.97m x 3.97m

Large bright room with picture window overlooking the rear garden to the open fields beyond. Open fire with a tiled surround. Radiator.

Kitchen/Diner: 4.16m x 3.38m

Spacious double aspect room with picture window to the rear and further window to the side with views to the Moray Firth. Fully fitted kitchen with wall and floor mounted units providing generous storage and work surfaces. Stainless steel sink and drainer. Indesit electric cooker is included. Large coat cupboard. Ample space for informal dining. Radiator.

Rear Hall: 1.97m x 1.34m

Entered via an external Upvc door with glazed panel. Provides access to the kitchen and utility. Radiator.

Utility: 1.84m x 1.21m

Practical space with window to the side. Floor and base units provide storage and counter space. Washing machine and tumble dryer included. Access hatch to floored roof space.

Shower Room: 3.04m x 1.71m

Large wet room (installed 2023) with window to the front. Wet wall panelling and sealed floor. WC, wash hand basin and electric AKW shower. Automatic sensor light. Electric fan heater and radiator.

Bedroom 1: 3.10m x 2.56m

Practical ground floor bedroom with window to the front. Built-in cupboard. Radiator.

Stairs from the hall lead up to the first floor landing, which provides access to two bedrooms. Velux window to the front. Shelved airing cupboard off the landing.





Bedroom 2: *3.20m x 3.16m*

Bright bedroom with window to the side with open views over the garden to the Moray Firth. Access hatch into the generous eaves storage. Further access hatch to roof space. Radiator.

Bedroom 3: *4.12m x 3.72m*

Large bedroom with lightly coombed ceiling. Dormer window to the front with views to the Dornoch Firth. Large storage cupboard into the eaves and further cupboard stores the hot water tank. Access hatch to roof space. Radiator.

Garage:

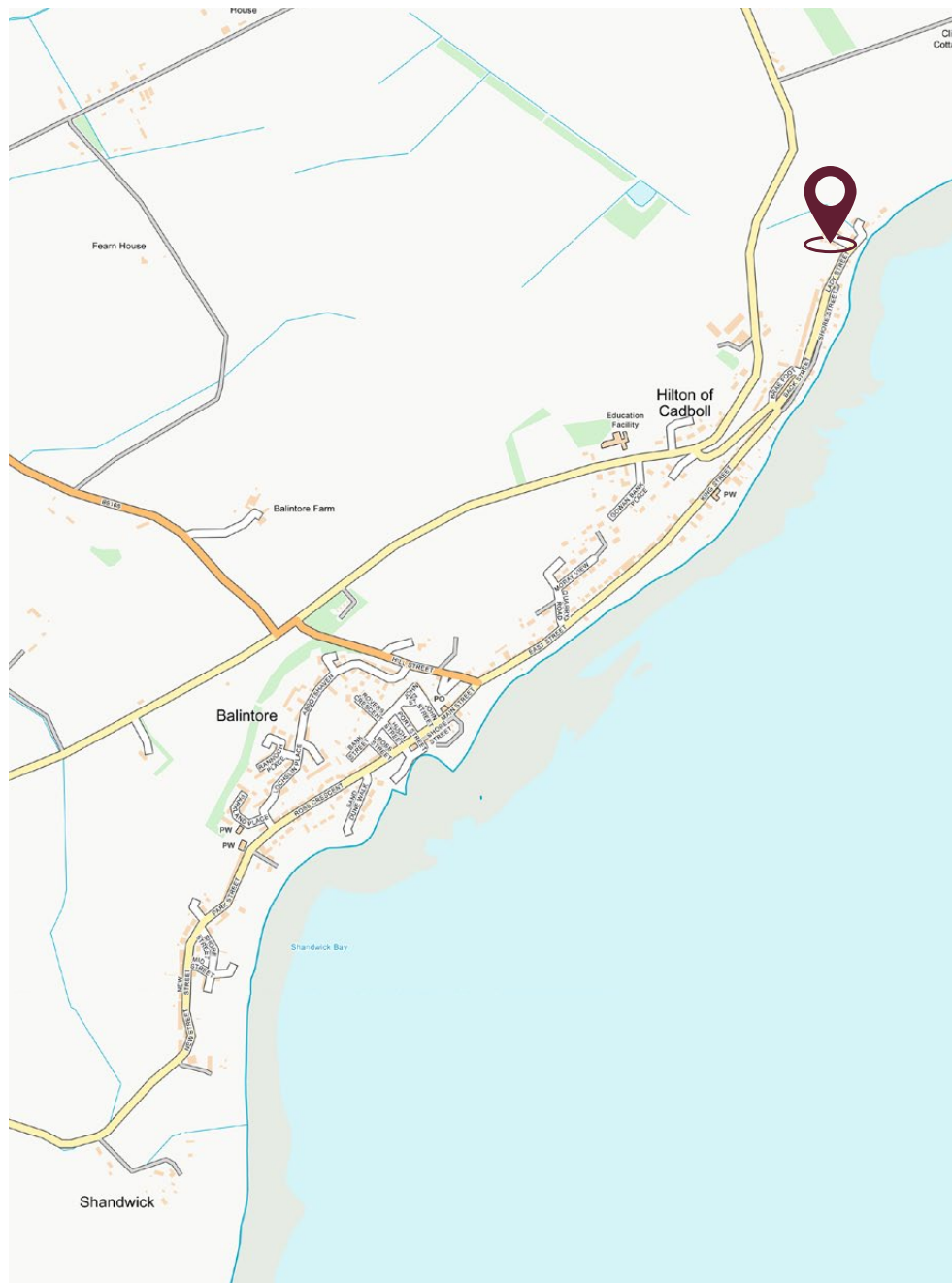
Substantial detached garage of block construction. Power, light and concrete floor. Up-and-over door, window to the sides, pedestrian doors to side and rear. Large workbench and generous storage. Currently used as workshop and for outdoor storage.

Garden:

1 Burnside sits on a substantial enclosed plot with gated and ramped access. Coal store, wooden shed and potting shed. A short driveway provides off street parking. The front garden is mainly laid to grass with flower borders. The large rear garden is also enclosed and laid to grass. Open views to the rear over farmland. External lighting and tap.

Viewing:

Please contact the Selling Agents.

EPC Rating: *E*

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

