



Residential Property

Georgesons
Estate Agents

26 East Street, Balintore



The Property

This detached two bedroom bungalow, which boasts magnificent sea views overlooking the Moray Firth, is situated in the picturesque village of Balintore. In excellent decorative order, the accommodation comprises lounge/diner, kitchen, two bedrooms and shower room. The property benefits from double glazing and oil central heating which is complimented with a wood burning stove in the lounge. There is a gravel driveway which leads to the detached garage. The enclosed front garden is mainly laid to lawn with a shrub border and there is a path each side of the house which leads to the rear garden. The beautiful sandy beach is only a stroll away. This would make an ideal first time buyer, retirement or holiday home.

The Area

Balintore is one of three seaside villages on this northern 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. Balintore has a large charming stone harbour, a spectacular sandy beach, two shops, post office, pharmacy, hotel and newly refurbished village hall which includes a cafe. 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 professional, medical and banking services can be found. The town has two banks, a medical practice, Lidl, Co-op, Asda, Tesco and a variety of local shops and hotels, two primary schools and Tain Royal Academy. 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 where all major transport links can be found. A commuter train goes from Tain and Fearn (2 miles from Balintore) to Inverness daily.



Front door- partially glazed upvc front door and internal wood door leading to the hallway which accesses the lounge/diner, bedroom 1, bedroom 2 and shower room.

Lounge/Diner – 7.2m x 3.7m. Window to front aspect with fantastic views over the Moray Firth. Caithness slate hearth with wood burning stove. One radiator, three double power points, two single power points, one television aerial point, carbon monoxide detector and Forbo Nairn cushion floor vinyl.



Kitchen – 3.0m x 2.9m. Window to rear garden. Newly refurbished kitchen with wall and base units, sink and drainer, electric oven with cooker hood and under counter fridge. One radiator, four double power points, three single power points, smoke alarm and Forbo Nairn cushion floor vinyl. Back door to garden.



Bedroom 1 – 3.4m x 3.4m Window to rear. Double fitted wardrobes with mirrored doors, one radiator, two double power points, one single power point and Forbo Nairn cushion floor vinyl.



Bedroom 2 – 3.3m x 2.7m. Window to front with views over the Moray Firth. Double fitted wardrobes with mirrored doors, one radiator, one double power point, one single power point and Forbo Nairn cushion floor vinyl.



Shower Room – 2.4m x 2.30m. Newly installed shower room comprising WC, pedestal wash hand basin and large walk-in shower enclosure with power shower. Heated towel rail, extractor fan and Forbo Nairn cushion floor vinyl. New pressurised water system was also installed.



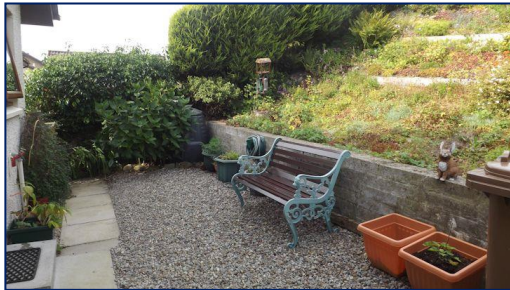
Garage – Gravel driveway leading to detached garage.



Front Garden – Panoramic views over the Moray Firth. Mainly laid to lawn with shrub borders.



Rear Garden – Gravelled patio area and tiered garden area mainly laid to lawn.



Sea Views from Lounge



Shandwick Beach



Postcode – IV20 1UA

Council Tax – C **EPC** – D(65)

Price – Offers Over £155,000 to be lodged with the selling agents, Georgesons.

Viewing – By appointment via Georgesons

Prospective purchasers should note:

- 1 These particulars are subjective for descriptive purposes only and are not an offer to sell, representation or warranty. Potential purchasers must satisfy themselves by their own enquiries:
 - (a) that any measurements given are accurate;
 - (b) that any use envisaged has all necessary permissions;
- 2 These particulars do not form any part of a contract of sale unless incorporated within a self proving signed document under the Requirements of Writing (Scotland) Act 1985.
- 3 The owners reserve the right not to sell or to sell to anyone at any price without giving warning to other interested parties.

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