

### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings, curtains and blinds. A free standing washing machine.

### Heating

Oil fired central heating. Complemented by an open fire, located in the lounge.

### Glazing

Double glazing throughout.

### Council Tax Band

D

### Viewing

Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

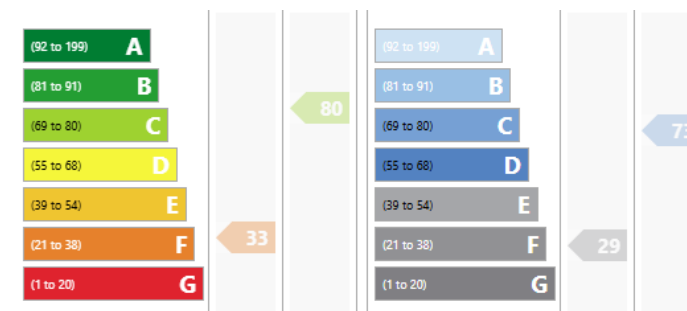
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £290,000

A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 1AE Telephone 01862 892555.

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 1AE.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



## Rhueval, 1 East Street Balintore, Tain IV20 1UA

A well-presented, three bedroomed detached house and garage, just a short walk to the beach located in the beautiful coastal village of Balintore.

**OFFERS OVER £290,000**

📍 The Property Shop, 22 High Street, Tain

✉️ [property@munronoble.com](mailto:property@munronoble.com)

☎️ 01862 892 555

### Property Overview



Detached House



2/3 Bedrooms



1/2 Reception



2 Bathrooms



Oil



Garden



Garage



Driveway



Kitchen



Kitchen





**Bedroom One**



**Bedroom Two**





Lounge/Bedroom



Property Description

This well-presented, three bedroomed detached traditional stone-built house occupies a generous plot with spectacular views of the Moray Firth coastline and just a short walking distance from the village harbour and the award winning Shandwick Bay. From the front porch you can watch the dolphins playing in the waves just in front of the house. In beautiful decorative order, this light, bright characterful property offers accommodation spreading across two floors, with the ground floor comprising a sunny entrance porch, hallway, lounge/bedroom with ensuite wet room, dining room, kitchen and WC. From the hall, stairs rise to the first floor landing giving access to two double bedrooms and the family bathroom. The spacious lounge/bedroom one has double aspect windows with views over the Moray Firth and to the side garden, and an open fire with tiled surround and hearth. This room can also be utilised as a ground floor bedroom, as it benefits from an ensuite wet room. The current dining room ideally situated by the kitchen, could be utilised as a sitting room. This good sized room has uninterrupted sea views, and a fireplace which has currently been closed off, but could provide space for cosy evenings indoors. Completing the downstairs accommodation is the classic, modern kitchen design with wall and base mounted units, a 1 ½ stainless-steel sink, a hob with extractor fan over, and a convenient larder cupboard for storage needs, adding practicality to the living space. Integrated goods include an oven, a fridge, a freezer and a dishwasher. On the first floor, the two double bedrooms both benefit from built-in storage and uninterrupted views of the stunning morning sunrises. Also located on the first floor is a spacious family bathroom which has a WC, a pedestal sink, a bathtub with an electric shower over, and is decorated with wooden panelling and white wall tiles. Another fantastic feature is oil fired central heating and with clever use of glazing allows for an abundance of light to flood the home.

Externally, the rear elevation has a stone chipping area perfect for al-fresco dining. The garden grounds are well-maintained and are laid to lawn with mature shrubs and trees. A driveway leads to the single garage, providing off-street parking for a number of vehicles. The front elevation is defined by a stone-built wall with a grassed area, border flowers, shrubs and a paved path leads from the front to the rear of the property. Rhueval would be a dream home for nature lovers or for those looking for a highland holiday getaway.

Balintore is one of three villages on this stretch of the Moray Firth coastline - Hilton, Balintore and Shandwick are known collectively the Seaboard Villages. There is evidence of settlement in the area since ancient times with Pictish Stones and sculptures on display. Hilton has a primary school, a small, charming stone harbour, and spectacular sandy beaches. Nearby, there is a village hall which includes a cafe and incorporates the post office. Balintore also has a village shop, pharmacy, hotel and bar. 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 the secondary school, Tain Royal Academy, professional, medical, shopping and banking services can be found and 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 all major transport links can be found. A commuter train goes from Tain and Fearn (2 miles from Balintore) to Inverness daily.

Sun Room



Bathroom



Dining Room/Lounge



Rooms & Dimensions

Entrance Porch  
Approx 3.67m x 1.79m

Entrance Hall

Lounge/Bedroom  
Approx 6.57m x 4.08m

En-Suite Wet Room  
Approx 2.75m x 2.19m

Dining Room/Lounge  
Approx 4.48m x 3.70m

Kitchen  
Approx 4.38m x 3.01m

WC  
Approx 3.00m x 0.77m

Landing

Bedroom One  
Approx 4.52m x 3.75m

Bathroom  
Approx. 2.77m x 2.29m

Bedroom Two  
Approx 4.53m x 3.75m

