



#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds.

#### Heating

Biomass boiler.

#### Glazing

Double glazing throughout.

#### Council Tax Band

A

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01862 892 555.

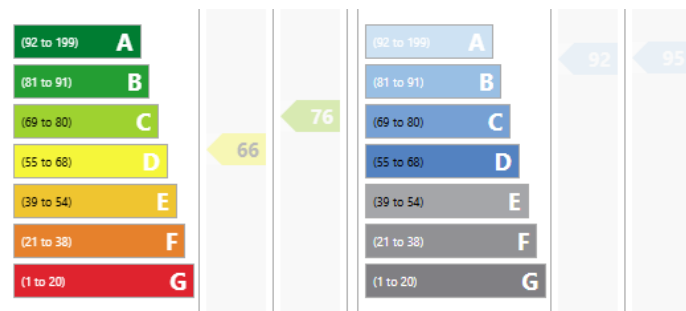
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £130,000

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.



## 14 Main Street Balintore, Tain IV20 1UE

A charming three bedroomed home in the heart of Balintore, with character features, sea views and biomass heating.

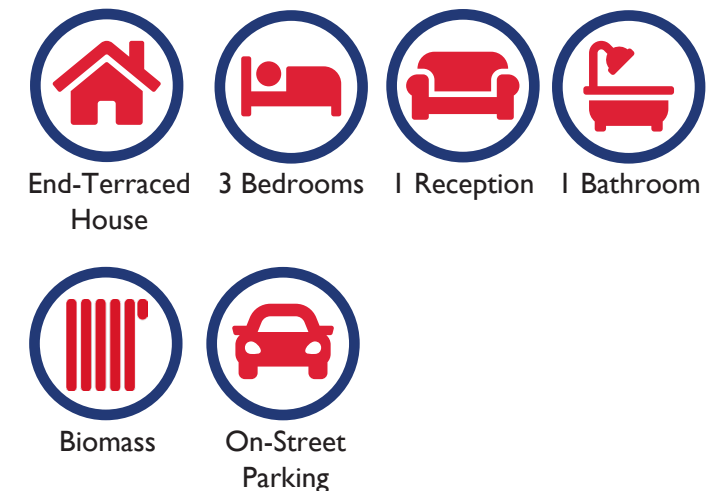
**OFFERS OVER £130,000**

📍 The Property Shop, 22 High Street, Tain

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

☎️ 01862 892 555

#### Property Overview







#### Property Description

Nestled in the picturesque coastal village of Balintore, this beautifully presented three bedroomed home offers a wonderful blend of traditional charm and modern comfort. Recently renovated and benefiting from a central heating system powered by a wood-pellet boiler stove supplying wall-mounted radiators providing warmth and efficiency throughout the seasons. Located just a short stroll from the working harbour, award-winning beach, and local amenities, it is ideally suited as a family home, holiday retreat, or investment opportunity. Upon entering the property you are met with an entrance porch, with an entrance hall off, which provides access to the ground floor bedroom, bathroom and open plan lounge/kitchen/diner. The double bedroom is tastefully decorated and offers flexibility for use as a guest room, home office, or main bedroom for those preferring single-level living. A stylishly finished family bathroom is located nearby, featuring a bath with shower over, modern vanity unit, W.C., and contemporary tiling. This room caters equally to busy morning routines and relaxing evening soaks. The open plan lounge/kitchen/diner is centered around a striking wood-pellet boiler stove set on a Caithness slate hearth against an exposed sandstone feature wall. This impressive focal point creates a warm, cosy atmosphere ideal for relaxing evenings. Open to the lounge, the modern kitchen is fitted with a range of wall and base units, laminate worktops with matching upstands, and a stainless-steel sink and drainer. An electric hob is integrated into the breakfast bar, encouraging sociable cooking and casual dining. The kitchen also provides space for a washing machine, tumble dryer, and fridge freezer, along with ample storage and worktop space, making it both practical and inviting. From the entrance hall, stairs rise to a bright landing area, offering access to two further double bedrooms. The first floor hosts two generously proportioned bedrooms, each with pleasant outlooks and versatile layouts suitable for family living, guest accommodation, or workspace.

Balintore is one of the renowned Seaboard Villages, celebrated for its scenic beauty, sandy beaches, and strong sense of community. Local amenities include a primary school, village hall with post office, café, recreational facilities, hotel with restaurant, Spar shop, and chemist, with further services available in nearby Tain. Inverness is within commuting distance, offering excellent transport links and a full range of facilities. Viewing is highly recommended to appreciate the quality, character, and potential of this charming home.



#### Rooms & Dimensions

Entrance Porch  
Approx 2.80m x 1.10m

Entrance Hall

Bedroom Two  
Approx 4.10m x 3.50m

Bathroom  
Approx 2.40m x 1.86m

Lounge Area  
Approx 4.10m x 3.70m

Kitchen Area  
Approx 2.90m x 2.00m

Landing

Bedroom One  
Approx 4.60m x 3.00m

Bedroom Three  
Approx 3.50m x 3.00m

#### Bathroom



#### Bedroom Two

