

### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings, curtains and blinds. All free standing goods and a triple wardrobe.

### Heating

Oil fired combi-boiler which heats water and radiators and paired with an air source heat pump. Further heating can be provided by way of the multi-fuel stove located in the lounge.

### Glazing

Double glazing throughout.

### Council Tax Band

D

### Viewing

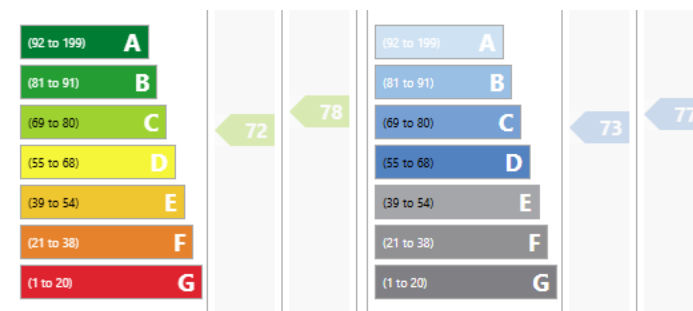
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01862 892 555.

### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £190,000  
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 Bank Street Balintore, Tain IV20 1UQ

A mid-terraced, 4 bedroom house situated in the beautiful seaside village of Balintore, with single garage and solar panels.

**OFFERS OVER £190,000**

📍 The Property Shop, 22 High Street, Tain

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

☎️ 01862 892 555

### Property Overview



Mid-Terraced House



4 Bedrooms



1/2 Receptions



Office Potential



2 Bathrooms



Oil



Garden



Garage/  
Workshop

Kitchen/Diner



Kitchen/Diner





Bedroom One



Bedroom Two







Lounge

Property Description

This four bedroomed mid-terraced property is situated in the beautiful seaside village of Balintore on the Moray firth coastline, within the Eastern stretch of the peninsula. This property benefits from double glazing, a single garage, oil fired central heating coupled with a hybrid air source heating system which chooses by way of temperature, which is the most economic to use. This is complemented by a multi-fuel stove set within the lounge. The property is spread over two floors with ground floor comprising of an entrance hall, a lounge, bedroom/second reception room, family bathroom, kitchen/diner and a rear hall. The first-floor landing leads to two double bedrooms and one single bedroom currently used as a home office, and shower room. The spacious lounge has built in shelving, an Indian slate fire surround with a Caithness slate hearth and free-standing multi-fuel stove. The generous sized kitchen/diner has modern, white gloss wall and base units with an excellent sized corner pantry for storage needs, laminate worktops with tiled splashbacks, composite 1 1/2 sink and drainer, integrated double oven and induction hob with extractor fan over. Further to this, included in the sale is a free-standing fridge, freezer and washing machine. Throughout the property, there is plenty of storage space, utilising cupboards and loft areas. Bedroom one is ideally situated on the ground floor and is currently used as a crafting room. The large family bathroom is located to the rear elevation and consists of a bathtub, V/C and vanity wash hand basin. Stairs lead to the first floor landing where you can find bedroom two which has double aspect windows. Bedrooms three and four, all have views over the village harbour, the Moray Firth and perfectly captures the stunning morning sunrise. The shower room consists of a shower cubicle, a wash hand basin set within a vanity unit, V/C, a heated towel rail, and two handy storage cupboards. Externally, this property has a large enclosed rear garden, with an abundance of fruit trees, raised beds with growing fruit and vegetables, a green house and a tool shed. Access to the garage/workshop is towards the rear elevation, there is a large gravel driveway leading up to the garage. It has a pedestrian door which leads to the garden, and an electric roller door. There are wall and base units, a workbench with racking for storage, power, lighting and a 7kw car charging point. 14 Bank Street has eleven solar panels with a 3.6kw system and a 6.5kw battery which exports electricity back to the national grid. This property makes an ideal home for several types of purchasers. Balintore is one of three villages on this 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. Hilton has a primary school, a small, charming stone harbour, and spectacular sandy beaches nearby, a village hall which includes a cafe and incorporates the post office. Balintore also has a village shop, pharmacy, hotel and pub. 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 along with a number of recreational pursuits can be enjoyed in the area such as golf, bowls and tennis. The Ferry runs from Nigg Ferry terminal to Cromarty on a seasonal basis. 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.



Bedroom Three



Bedroom Four/Study



Bathroom

Rooms & Dimensions

- Entrance Hall
- Lounge  
Approx 4.10m x 3.77m
- Kitchen/Diner  
Approx 5.40m x 4.67m
- Rear Hall  
Approx 4.54m x 0.87m
- Bathroom  
Approx 3.09m x 1.66m
- Bedroom One  
Approx 4.70m x 2.89m
- Landing
- Shower Room  
Approx 1.66m x 0.95m
- Bedroom Two  
Approx 3.92m x 3.79m
- Bedroom Four/Office  
Approx 2.86m x 2.19m
- Bedroom Three  
Approx 3.93m x 2.82m
- Garage  
Approx 5.89m x 5.35m

