



#### Services

Mains water, electricity, and drainage.

#### Extras

Property sold as seen.

#### Heating

Oil fired central heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01862 892 555.

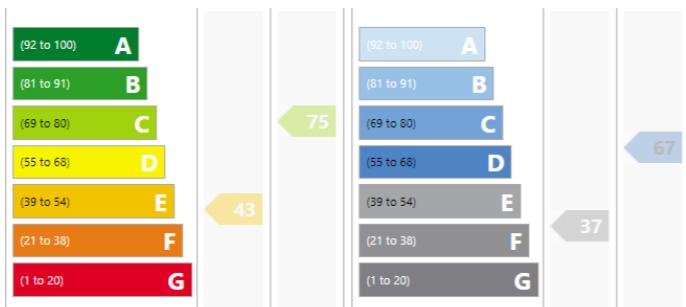
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £75,000

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.



## 4 Back Street, Hilton

**Tain  
IV20 1XB**

A three bedroom, terraced one and a half storey house, situated in the tranquil coastal village of Hilton within the Seaboard Villages.

**OFFERS OVER £72,500**

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

#### Property Overview



Terraced  
House



3 Bedrooms



2 Receptions



2 Bathrooms



Oil



Sun Room



Garden

**Lounge****Kitchen/Diner****Property Description**

4 Back Street is a well-proportioned, three bedroom, south facing, terraced house in very close proximity to the shore. Here, you will get the sunrise to the front in the morning and a stunning sunset to the rear garden in the evenings. During the winter months, you can often be treated to a stunning performance from the Northern Lights from your very own back garden. The property requires extensive renovation work but once complete, would suit a range of purchasers looking for a quiet semi-rural home including first time buyers, families or retirement. Viewing is recommended to fully appreciate the potential within. The accommodation throughout is spread over two floors, with the ground floor comprising of an entrance porch, hallway with under stair storage, lounge, kitchen-diner with conservatory off and shower room with WC. The stairway leading to the first floor takes you to the three, good sized bedrooms each with its' own storage area, and the family bathroom. The south facing lounge which once had an open fire but has since been sealed off is ideal for catching the morning sun. The family sized kitchen-diner room to the rear has wall and base mounted units with worktops, a sink with drainer and taps. It has plumbing for a washing machine, space for a fridge-freezer and a cooker. This room gives access to the conservatory where you can sit and enjoy the afternoon and evening sun. From here, a door gives access to the rear garden. The property benefits from oil fired central heating and double glazing. Garden grounds to the front is mainly laid to lawn with a section separated for off-street parking, the rear garden is mainly laid to lawn and has a patio area.

Hilton is one of three seaside 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. Nearby, 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 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 Hilton) to Inverness daily.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

**Sun Room****Bathroom****Rooms & Dimensions**

**Entrance Vestibule**  
Approx 1.70m x 1.70m

**Hallway**

**Lounge**  
Approx 4.34m x 4.25m

**Kitchen/Diner**  
Approx 3.20m x 5.58m

**Sun Room**  
Approx 3.68m x 2.95m

**Shower Room**  
Approx 1.90m x 1.80m

**Bedroom One**  
Approx 3.60m x 2.75m

**Bedroom Two**  
Approx 3.60m x 2.60m

**Bedroom Three**  
Approx 4.20m x 2.60m

**Bathroom**  
Approx 2.23m x 2.00m

**Bedroom One****Bedroom Three**