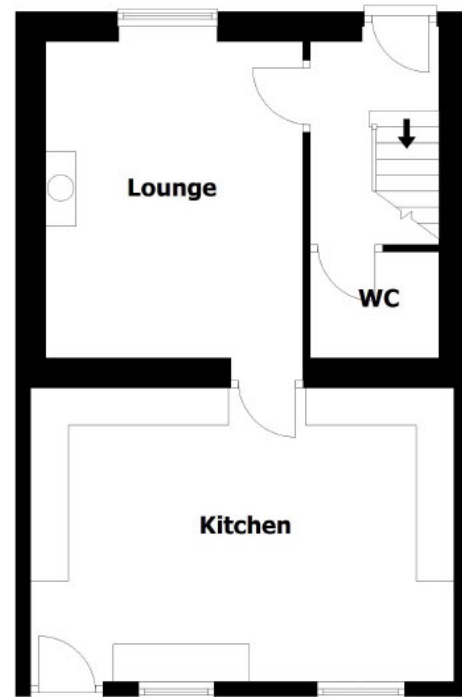
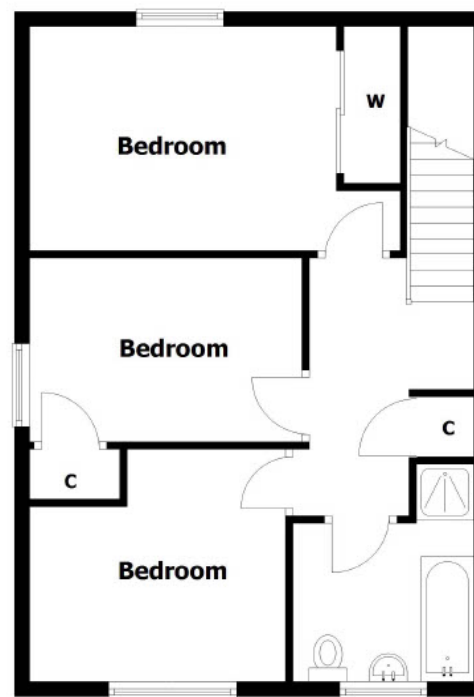


Ground Floor



First Floor



Services

Mains water, electricity, and drainage.

Extras

All carpets, fitted floor coverings, curtains and blinds. All integrated appliances, and a free standing fridge freezer.

Heating

Oil fired central heating, complemented by a wood burning stove.

Glazing

Double glazing throughout.

Council Tax Band

B

Viewing

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

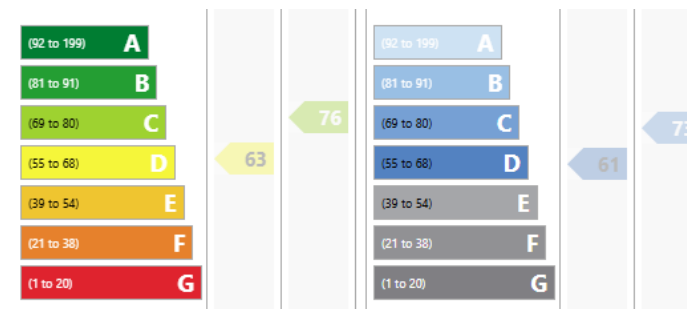
Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000

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



2a Ross Street Balintore IV20 1UN

A charming three bedroomed home with character features including oil fired central heating, a wood burning stove, and off-street parking, located in the heart of Balintore.

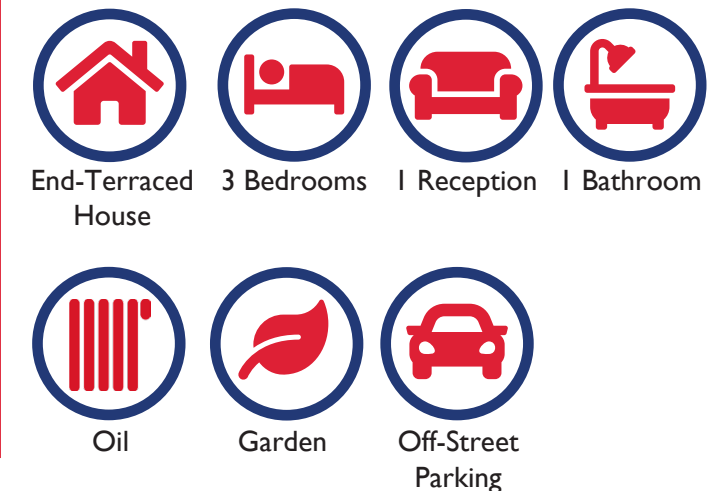
OFFERS OVER £165,000

📍 The Property Shop, 22 High Street, Tain

✉️ property@munronoble.com

☎️ 01862 892 555

Property Overview



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.



Bedroom One



Bedroom Two



Lounge



Property Description

Nestled in the picturesque coastal village of Balintore, this delightful end-terraced house offers a rare opportunity for those to enjoy tranquil Highland living with the comforts of a thoughtfully appointed home. Located just a short stroll from the harbour, an award winning beach, and local amenities, the property blends traditional charm with modern convenience, making this an ideal family home, holiday retreat, or investment opportunity. Inside boasts a number of excellent features including a Magnet fitted kitchen, oak doors and flooring, wall panelling, double glazing, and oil-fired central heating complemented by the warmth and character of the wood-burning stove, ensuring comfort throughout the seasons. The accommodation is spread over two floors, with the ground floor comprising a useful WC, a welcoming lounge focused around a striking wood-burning stove set on a Caithness slate hearth, against an exposed sandstone feature wall, perfect for cosy evenings, and a well-equipped kitchen. This bright and airy room provides ample space for a large table and chairs for formal dining and entertaining guests. It has tiled splashbacks, shaker style wall and base mounted units, mirrored by a matching central island that invites both culinary creativity and casual gathering, make this a practical and sociable heart of the home. There is a storage cupboard, a 1 ½ stainless steel sink and drainer, an integrated oven, gas hob and extractor fan, while giving space for washing machine, dishwasher, and fridge-freezer. Upstairs, there is a landing, two double bedrooms and one single bedroom, offering flexibility for family living, home working, or guest accommodation. The stylishly decorated family bathroom with bath and separate shower enclosure, cater to both quick mornings and leisurely soaks. Outside, this property offers off-street parking for two vehicles to the front elevation, as well as garden space which is laid to lawn with a garden shed and is enclosed with timber fencing. The rear garden is accessed from the side elevation and is a combination of lawn, with a newly fitted composite decking area. This space is ideal for al-fresco dining, providing practicality and outdoor enjoyment, relaxing or entertaining in the fresh Highland air. Viewing is highly recommended to appreciate the character and potential of this charming home. Balintore is one of the renowned Seaboard Villages, known for its scenic beauty, sandy beaches, and strong sense of community. Local amenities include a primary school, village hall with post office, café, and recreational facilities, Hotel with restaurant, Spar shop, and chemist with further services available in nearby Tain.



Rooms & Dimensions

Entrance Hall

WC

Approx 1.71m x 1.70m

Lounge

Approx 4.31m x 3.69m

Kitchen/Diner

Approx 5.50m x 4.50m

Bathroom

Approx 3.33m x 2.01m

Bedroom One

Approx 4.05m x 3.02m

Bedroom Two

Approx 3.34m x 3.40m

Bedroom Three

Approx 3.60m x 2.44m



Bathroom



Bedroom Three

