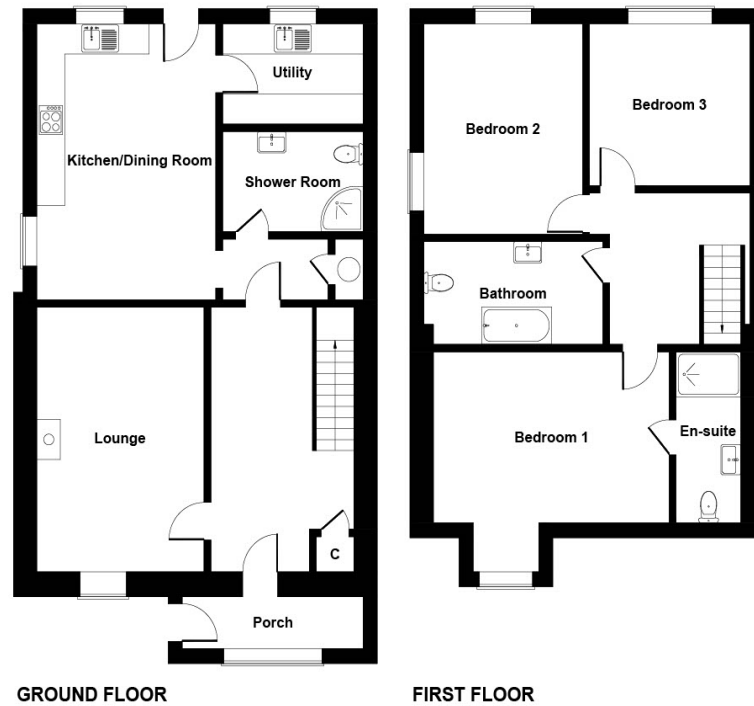


## 8A John Street, Balintore, IV20 1UG



### Services

Mains water, electricity and drainage.

### Extras

All carpets, fitted floor coverings, curtains and blinds. All items of furniture and white goods are available by separate negotiation.

### Heating

Oil fired central heating.

### Glazing

Double glazed windows throughout.

### Council Tax Band

B

### Viewing

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

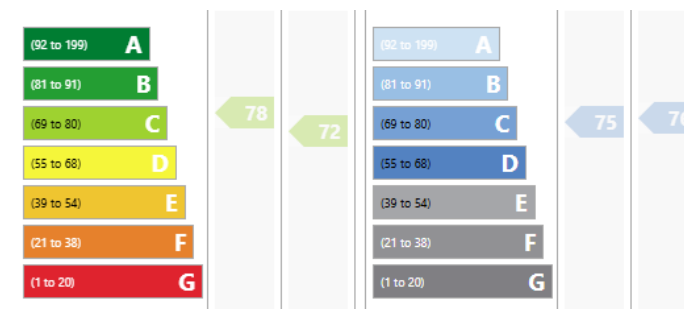
### Entry

By mutual agreement.

### Home Report

Home Report Valuation - £220,000

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.



## 8A John Street Balintore, Tain IV20 1UG

A charming three bed roomed home with solid oak features, oil fired central heating, and off-street parking, in the heart of the seaside village of Balintore.

**OFFERS OVER £220,000**

📍 The Property Shop, 22 High Street, Tain

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

☎️ 01862 892 555

### Property Overview



Semi-Detached House



3 Bedrooms



1 Reception



3 Bathrooms



Oil



Garden



Garage



Off-Street Parking

Kitchen/Diner



Utility Room



**Bedroom One**



**Bedroom Two**





Lounge



Bathroom

### Property Description

Nestled in the picturesque coastal village of Balintore, this deceptively spacious three bedroomed property benefits from oil fired central heating, complemented by the warmth and character of the wood-burning stove. Ensuring comfort throughout the seasons and offers a rare opportunity to enjoy tranquil Highland living with the comforts of a thoughtfully appointed home. Just a short stroll from the harbour, an award winning beach, and local amenities, the property blends traditional charm with modern convenience with a modern shaker style fitted kitchen, double glazed windows, oil fired central heating and oak doors and flooring, making this ideal as a family home, holiday retreat, or investment opportunity. The accommodation comprises of a welcoming porch which leads to the hallway, giving access to a spacious lounge focussed around a wood burning stove set on a slate hearth, and an exposed sandstone surround, perfect for cosy evenings and a true focal point of the home. The well-equipped, spacious kitchen provides ample space for a large table and chairs for formal dining and entertaining guests. It has shaker style wall and base units, with tiled splashbacks and a stainless-steel sink with mixer tap and drainer. Integrated appliances include a fridge, a dishwasher, an oven and hob with extractor fan above. Off the kitchen is the utility room with wall and base units, providing ample worktop space making this a practical space within the home. There is a sink with a mixer tap and drainer, space and plumbing for a washing machine, tumble dryer and an under counter freezer. Conveniently located downstairs is the shower room with a V/C, and vanity wash hand basin, for guests and everyday use. Upstairs there are three double bedrooms, with the principal bedroom having an en-suite shower. The first floor offers flexibility for family living or guest accommodation. Completing the home is the stylishly decorated family bathroom with a V/C, a wash hand basin and a traditional bath, with mixer tap and shower handset, catering to both quick mornings and leisurely soaks. Externally, the front elevation offers off-street parking for two vehicles and a block-built garage. The private garden space to the rear is split level with a lawn and patio area, ideal for al-fresco dining, and is secured by wooden fencing, providing practicality and outdoor enjoyment, ideal for relaxing or entertaining in the fresh Highland air. Viewing is highly recommended to appreciate the size, character and potential of this charming property.

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. Inverness is within commuting distance, offering excellent transport links and a wider range of facilities.



Shower Room



Bedroom Three

### Rooms & Dimensions

Entrance Porch  
Approx 1.81m x 1.76m

Entrance Hall

Lounge  
Approx 5.26m x 3.54m

Kitchen/Diner  
Approx 5.51m x 3.58m

Utility Room  
Approx 3.00m x 1.98m

Shower Room  
Approx 3.00m x 1.98m

Landing

Bedroom One  
Approx 5.00m x 3.42m

En-Suite Shower Room  
Approx 2.48m x 1.46m

Bedroom Two  
Approx 4.69m x 3.11m

Bedroom Three  
Approx 3.71m x 3.07m

Garage  
Approx 5.10m x 4.71m

