

MACKENZIE & CORMACK

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25A BACK STREET, HILTON, ROSS-SHIRE, IV20 1XB

OFFERS OVER £99,500

Mid-terraced cottage in the pretty coastal village of Hilton, one of The Seaboard Villages. The cottage is close to the shoreline walk and sandy beaches. Accommodation: Entrance Vestibule, Living/Dining Room, Kitchen/Diner, 2 Bedrooms and Shower Room. Light and bright rooms with an open fire in the living room. The property has double glazing and electric storage heating. Sheltered courtyard to the rear with brick shed. Viewing is essential to appreciate the location and potential. Ideal for first time purchasers, down-sizers, investors or as a holiday home. Local bus stop, Community Hall and beach are steps away. The Highland capital, Inverness is approximately 35 miles away.

HSPC REF: MK04/55756

NIGEL D JONES LLB (HONS) DIP LP NP
IAIN MCINTOSH LLB (HONS) DIP LP NP



Hilton is one of the Seaboard villages of Shandwick, Balintore and Hilton on the shores of the Moray Firth. They have numerous facilities including a primary school. Post Office, hotel and modern community hall. Shandwick has an award winning beach and the area is an excellent spot for coastal walks. Tain is approximately 8 miles away. Tain has banks, a medical practice, a wide variety of shops and secondary education. There are also a number of recreational pursuits that can be enjoyed in the area such as golf, bowls and tennis.

Entrance Vestibule:

Entered via wooden door with leaded glass panels. Welcoming vestibule with space for coats, boots and outdoor equipment.

Living/Dining Room: 4.70m (w) x 4.10m

Spacious room with large picture window to the front. Open fire with stone surround, tiled hearth and wooden mantel. Display alcove. Space for informal dining. Electric heater.



Rear Hall:

Large cupboard stores the fuses and meters. Door to the rear courtyard. Electric heater.

Kitchen/Diner: 3.16m x 2.78m

With floor and wall mounted units providing ample storage and work surfaces. large picture window overlooking the rear courtyard. Breakfast bar with display cupboards over. Under-unit lighting. Circular stainless steel sink and drainer. Integral electric oven and hob. Hotpoint fridge/freezer and Zanussi washing machine are included in the sale. Electric heater.

Stairs from the rear hall lead to the first floor landing which has tongue & groove detailing. Large airing cupboard which also stores the hot water tank.

Bedroom 1: 4.75m x 3.30m

Light and spacious bedroom with 2 windows to the rear. Two fitted wardrobes provide generous storage. Fitted bookshelves. Electric heater.



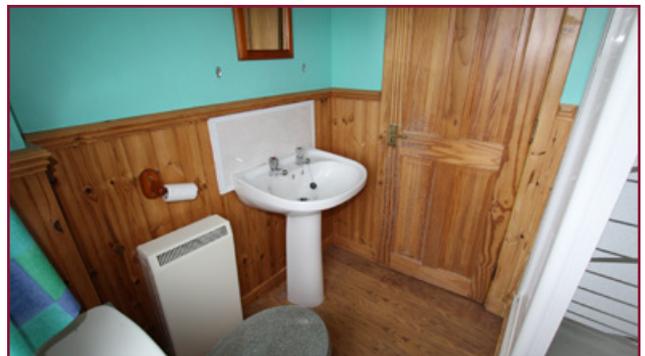
Bedroom 2: 3.27m x 2.76m

Bright room with window to the front and sight of the Moray Firth. Electric heater.



Shower Room: 1.93m x 1.65m

Comprising WC, wash hand basin and electric Heatstore shower. Extractor fan. Tongue & groove detailing. Window to the front. Electric heater and wall heater.



Garden:

Compact gravelled area to the front. To the rear is an enclosed low maintenance courtyard area with a rose bush and clematis. Sheltered patio which has the sun in the afternoon and evening. Gate to the rear. Large brick-built shed provides generous storage.

Viewing:

Please contact the Selling Agents.

EPC Rating: F



These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.