

MACKENZIE & CORMACK

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21A SHORE STREET, HILTON, ROSS-SHIRE, IV20 1XD

OFFERS OVER £160,000

Extended end-terrace property with stunning views over the Moray Firth coastline and beyond. Beach-front garden with gate to the shoreline coastal path. Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner/Family Room, Rear Utility Hall, 3 Bedrooms and Bathroom. Double glazed and oil fired central heating. The beach is a stone's throw from the front door. Garage and off-street parking. Ideal for down-sizers, as a first time purchase or as a holiday home.

HSPC Ref: MK04/56781

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



Hilton is one of the three Seaboard villages of Shandwick, Balintore and Hilton which boast a rugged coastline and excellent coastal walks. Hilton has a sandy beach only really used by locals. The villages have a primary school, village store, hotel and an award winning beach. There is a thriving community centre where numerous activities take place. Tain is approx 8 miles away where all major facilities can be found. Inverness, Dingwall and Alness are within commuting distance.

Entrance Vestibule:

Entered via a wooden front door with glazed panels. Further glazed door to the hall.

Hall:

Large coat cupboard (1.16m x 0.98m) with light, shelving and hooks. Alcove with coat hooks. Under-stair space ideal for home office. Radiator.

Kitchen/Diner/Family Room: 5.54m (w) x 4.46m (w)

Generous room with window overlooking the rear. The kitchen comprises wooden floor and wall units with open shelving, glass fronted cupboards and under-unit lighting. Stainless steel sink/drainer. Zanussi electric double oven/hob with extractor over. Breakfast bar. Large area ideal for dining table/chairs or as a family area. Door to rear hall. Radiator.

Rear Utility Hall: 1.94m x 1.80m

Plumbed for washing machine and tumble dryer. Stores the combi-boiler. Extractor fan. Door to rear garden.

Bedroom 1: 5.25m x 2.93m

Practical ground floor bedroom with window to the front and views of the Moray Firth. Triple wardrobe with mirror-fronted doors. Radiator.

Stairs from the hall lead to the first floor landing which has access hatch to the roof space.

Living Room: 5.55m x 4.56m

Generously proportioned room with picture window to the front enjoying panoramic views over the Moray Firth. Internal window overlooking the stairs. Two radiators.

Bedroom 2/Study: 2.50m x 1.71m

Single bedroom. Window to the side. Radiator.

Bedroom 3: 4.04m x 2.81m

Large room with window overlooking the rear. Built-in wardrobe. Radiator.



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.

Bathroom: 2.53m x 1.68m

Light room with WC, wash hand basin and shower-bath with shower over. Wet-wall panelling. Window to the rear. Radiator.



Garage:

Detached block-built garage with up-and-over door and concrete floor. Workshop area. Power and light. Window and pedestrian access to the side. Found to the front across the road.

Garden

The property has garden areas to the front and the rear. To the immediate front is off-street parking and a detached garage. Behind the garage is a paved area of garden with a washing line and a gate to the beach and coastal path. The beach is a stone's throw from the property. The rear garden is enclosed with a gate to the side. Paved for low maintenance and stores the oil tank.



Viewing:

Please contact the Selling Agents.

Energy Rating: D

