



INNES & MACKAY

SOLICITORS ESTATE AGENTS NOTARIES



ADDRESS

**TIGH NA MACHAIR, ROSS CRESCENT,
BALINTORE, ROSS-SHIRE, IV20 1TY**

DESCRIPTION

Viewing is highly recommended for this recently constructed property which has been built to a high standard and specification with many additional features. Ideally located in the Seaboard village of Balintore, this property would make a superb family home due to its location close to the Beach and enclosed gardens to the rear. The property benefits from excellent storage, together with oil central heating, is fully double glazed and primarily low energy light bulbs throughout. Planning Permission has been obtained for the erection of a single detached garage.

COMPRISING OF

ENTRANCE HALLWAY, LOUNGE, KITCHEN, FAMILY/DINING ROOM, UTILITY ROOM, CLOAKROOM, FOUR BEDROOMS (ONE EN-SUITE), FAMILY BATHROOM. FULLY DOUBLE GLAZED, OIL FIRED CENTRAL HEATING. GARDENS.

PRICE

FIXED PRICE £215,000

HSPC REF NO

29873

ENQUIRIES

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GARDENS

The gardens to the property are low maintenance to both front and rear. The front garden which is enclosed with fencing, is laid to gravel and has a large patio area close to the property. A large gravel drive provides ample off street parking, and a ramp gives access to the back door. The gardens to the rear are laid to grass with a gravelled area on which the wendy house is located. This will be removed by the sellers. Fencing encloses the gardens here and a gate gives access to a shared path which leads down to the dunes and onto the beach.



LOCATION

Balintore is one of three seaboard villages located on the Moray Firth affording a stunning seascape lovely beach walks and a small harbour. Locally in the village there are two shops to meet immediate needs whilst a range of shops and amenities may be found at the County Town of Tain. These include supermarkets together with local shops all adding to the convenience of the location, with the city of Inverness providing a host of attractions, amenities and facilities approximately 35 miles away.



GENERAL DESCRIPTION

ENTRANCE HALLWAY

An attractive leaded half glazed door opens into the spacious hallway which has been carpeted, with stairs giving access to the first floor landing. From here, doors lead to the lounge, bedroom 1 and en-suite, cloakroom and the family room. There is a large understair cupboard providing good storage.

LOUNGE

Approx. 4.79m x 4.26m (15'8" x 14'0")

The lounge is a large spacious room with a window to the front and has been fitted with a neutral carpet.

BEDROOM 1 & EN-SUITE SHOWER ROOM

Approx 5.93m x 4.00 (19'5" x 14'0")

Bedroom one is located to the rear of the house and has a window overlooking the back garden. This room has been fitted with built in wardrobes behind sliding mirrored doors providing good storage and hanging space. Door leads through to the ensuite shower room.

EN-SUITE SHOWER ROOM

The en-suite is furnished with a large corner shower which houses a mains shower and is finished with attractive wet wall panelling. There is a WC which has an enclosed cistern, wash hand basin with cupboard under and mirror above with shelving to the side and a downlighter giving a pleasing finish to this room. Frosted window to the rear, extractor fan and heated towel rail complete the en-suite.

CLOAKROOM

Approx 2.19m x 1.08m (7'2" x 3'6")

The cloakroom is fitted with a WC, and a wash hand basin with tiling above. Extractor fan.

KITCHEN

Approx. 3.97m x 3.30m (13'0" x 10'10")

This is a very spacious kitchen with expertly fitted and modern floor based units and wall mounted cupboards providing ample storage and working areas, together with a breakfast bar for informal dining. There is a five ring gas cooker with electric ovens under and a stainless steel cooker hood above with matching splashback at the rear. Integrally fitted is a dishwasher and a recess houses the large american fridge freezer. There is a one and a half bowl stainless steel sink with drainer and a door leads through to the utility. Attractive tiling between the units together with downlighters give a pleasing finish to the kitchen together with lino which extends through to the family room.

FAMILY ROOM/DINING AREA

Approx. 4.47m x 4.22m (14'8" x 13'10")

This is a superb bright and spacious area suitable for a variety of uses. French doors out to the front and a window to the side provide a good natural source of light.

UTILITY ROOM

Approx. 2.90m x 1.86m (9'6" x 6'1")

The utility room is plumbed for an automatic washing and there is space for a tumble dryer and under counter fridge. This room has good storage provided by two cupboards one of which houses the hot water tank whilst the other is shelved. A glazed door leads out to the rear and a wooden pulley has been fitted for the drying of washing.

FIRST FLOOR LANDING

Stairs lead to the spacious first floor landing from which access is gained to the three bedrooms and family bathroom. A shelved cupboard provides good storage. A velux to the front allows a flood of natural light to the stairway. The bannister is an unusual feature of this stairway with stainless steel spindles and a solid pine bannister.

BEDROOM 2

Approx. 5.67m x 4.49m (18'7" x 14'9")
(including dormer)

The second bedroom is a large room located to the rear. A dormer window allows views out to the beach and beyond to the Moray Firth. Fitted wardrobes providing excellent storage, hanging space and shelving are located behind sliding mirrored doors. Carpet.



BEDROOM 3

Approx. 5.71m x 3.09m (18'9" x 10'2")
(including dormer)

Bedroom three is located to the rear with a dormer window overlooking the garden and out to the Firth. Fitted wardrobes provide excellent storage, hanging space and shelving behind sliding mirrored doors. Carpet.

BEDROOM 4/STUDY

Approx. 2.87m x 2.68m (9'5" x 8'9")

The fourth bedroom is currently being used as a study but would have a variety of uses. There is a Velux window to the front which also doubles up as an escape route. A hatch provides access to the loft space which is presently unfloored.





FAMILY BATHROOM

Approx. 3.38m x 2.41m (11'1" x 7'11")

This fabulous family bathroom has been beautifully finished to a high standard with large corner shower, housing a mains shower and finished with wet wall. There is a WC, spa bath with attractive tiling around and recessed shelf with light above, and a wash hand basin with cupboards under and a shelving to the side with mirror and downlighters above. There is a frosted window to the rear, extractor fan and ladder style heated towel rail. Carpet completes this bathroom.



HEATING

Oil fired central heating

GLAZING

Fully double glazed.

GARAGE

Planning Permission has been obtained for the erection of a detached single garage.

SERVICES

Mains water, drainage, electricity, telephone and TV points. Broadband is available here.

COUNCIL TAX BAND

Band "F"

EXTRAS INCLUDED

All fitted carpets, floor coverings, blinds, curtains, integral dishwasher, five ring range cooker, stainless steel cooker hood, and fridge freezer. Other items may be available by separate negotiation.

ENTRY

By mutual agreement

VIEWING

By appointment through Innes & MacKay Property Department on 01463 251200 or direct with client on 07720442756

PRICE

Fixed Price £215,000

These particulars, while believed to be correct, do not and cannot form part of any contract. A sonic tapemeasure has been used to measure this property and therefore the measurements are for guidance only.