

5 Bank Street  
Balintore, Ross-Shire, IV20 1UQ

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moves

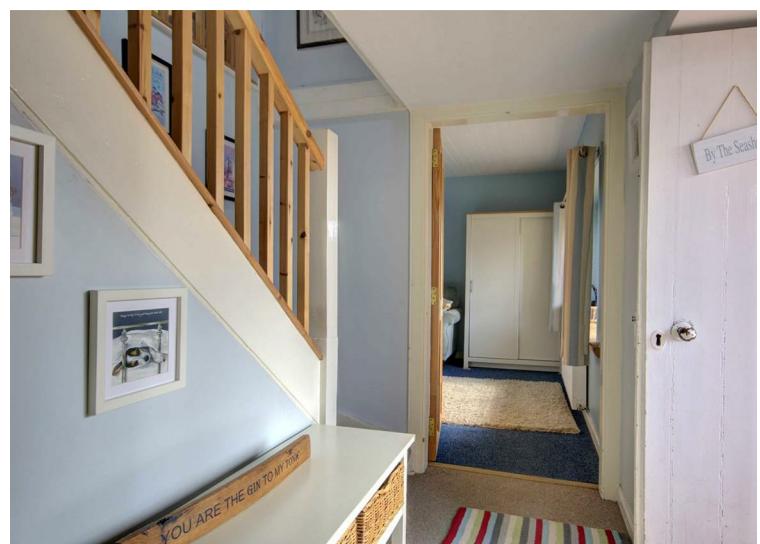
Offers Over £155,000



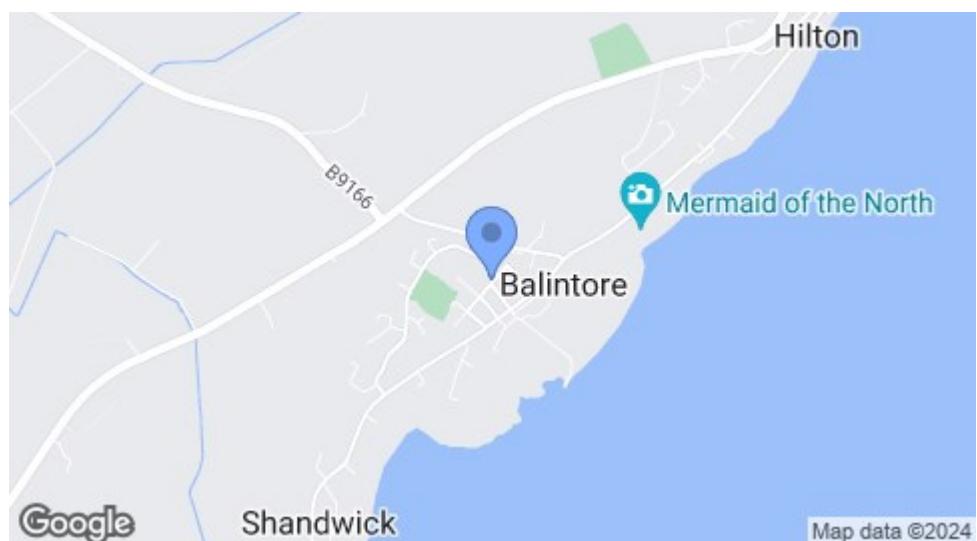
A closing date has now been set for this property. Offers should be submitted formally via a Scottish solicitor to [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk) by 3pm on the 4th of July 2024.

A spacious cottage within the seaboard village of Balintore. The cottage has three bedrooms, shower room, sitting room, kitchen diner and 2 porches along with a large enclosed garden to the rear and off street parking to the front. Bank Street is just yards away from the shoreline.





- 3 Bedroom Cottage
- Large Garden to the Rear
- Minutes Walk to the Beach
- Local Primary School
- High School in Tain (7miles)



Thistle House, Main Street, Golspie, KW10 6TG

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Sutherland - 01408 525001

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## PORCH & HALL

8'2" x 3'7", 9'10" x 6'6"

Entry to the property via the porch with space for outdoor footwear and then through the original double doors into the hallway with stairs leading to the 2 first floor bedrooms. An understairs cupboard.

## SITTING ROOM

11'1" x 14'9"

A comfortable sitting room with dual aspect windows and a multi fuel stove sitting in an open fireplace with slate hearth and wooden mantle. Door through to kitchen/ diner.



## KITCHEN/DINING ROOM

10'5" x 16'4"

The kitchen has free standing base cupboards and fixed wall units. a range cooker with LPG Gas to hob. There is space for a dishwasher, washing machine and larder fridge freezer. Two large windows, one in the kitchen and other in the dining area. 2 half glazed doors lead to the rear boot room with exit door to the rear garden.



## BEDROOM 1

11'5" x 14'9", 7'6" x 8'2"

A spacious room on the ground floor with access to a dressing room which is presently being used as a nursery.



## REAR PORCH/BOOT ROOM

A useful area coming in from the rear garden could be a utility room.

## FIRST FLOOR

Stairs to the first floor and 2 bedrooms, shower room and a linen cupboard.

## BEDROOM 2

11'1" x 11'5"

A double bedroom with original fireplace still in situ.



## BEDROOM 3

11'1" x 11'5"

A double bedroom with coomed ceiling

## SHOWER ROOM

5'2" x 6'6"

The shower room comprises;- white w/c, wash basin and corner shower enclosure

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## GARDEN

A large garden to the rear of the property with side pedestrian access, enclosed with a high timer fence and masonry walls. The garden is mainly laid with grass with part concrete paved area at rear door and an area of raised decking at end of garden with a profile metal built shed. There is a parking space to the front across the road from the property to allow off street parking.



## LOCATION

The property is located in the coastal village of Balintore, the middle of the three seaboard villages, amongst various residential property styles. There are limited amenities locally although a wider range can be found in Tain at 7 miles along with the High School. The City of Inverness is 37 miles south.

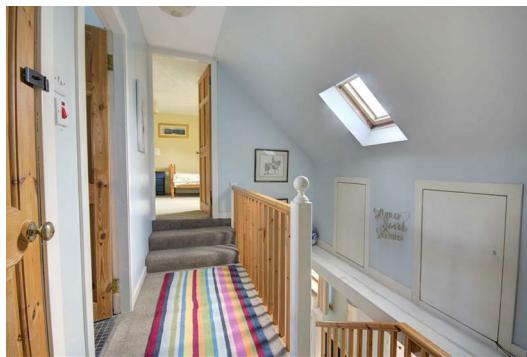
## ADDITIONAL INFORMATION

Oil Fired Central Heating

## VIRTUAL TOUR LINKS

360 Tour - <https://www.madesnappy.co.uk/tour/Ig171g>

Virtual Tour - <https://youtu.be/TEGGDm9peBA>



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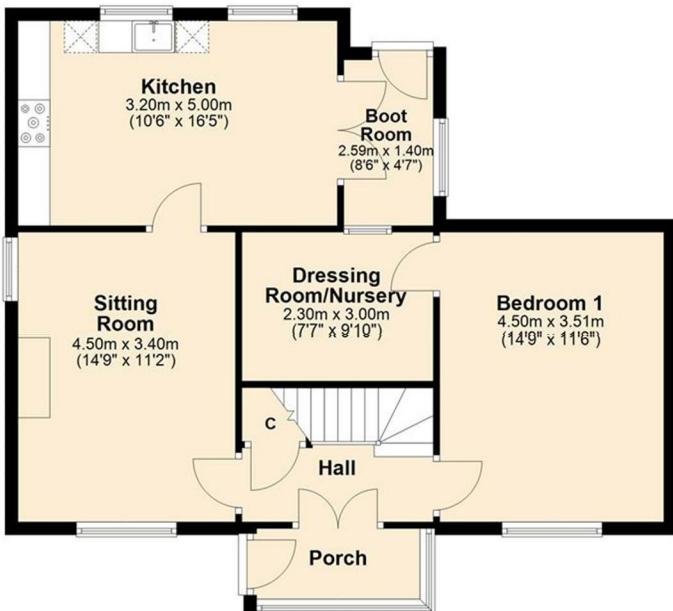
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Sutherland - 01408 525001

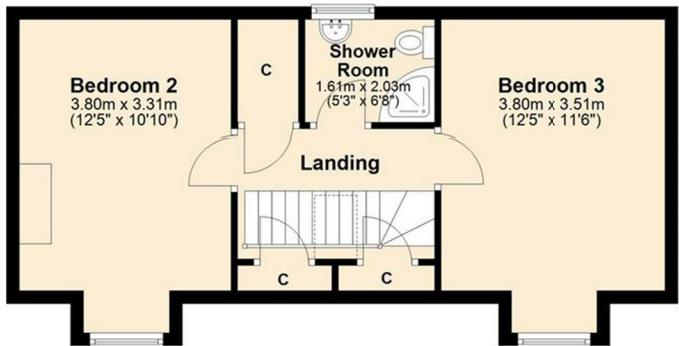
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## Ground Floor



## First Floor



For illustrative purposes only. Produced by Monster Moves Ltd 2024  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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#### Council Tax

Highland Council  
Band B

#### Tenure

Freehold

#### Entry

By mutual agreement

#### Viewing

To arrange a viewing of 5 Bank Street, Balintore, Ross-Shire IV20 1UQ, please contact Monster Moves on 01408 525001 or email [sales@monster-moves.co.uk](mailto:sales@monster-moves.co.uk)



Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give a warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information that we provide about the property is verified by yourself or your advisors. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



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