



“SHALOM”, 12 KING STREET, HILTON IV20 1UZ

Traditional Cottage tastefully enlarged and renovated 1994-1996, providing spacious accommodation with views over the inner Moray Firth. With Total Control central heating and double glazing the property has been finished to a high standard and provides quality living in this quiet sea-side village.

Hilton is one of three of the Seaboard Villages, linked with Balintore and Shandwick, with a hotel, Village Shop and Post Office, the Seaboard Memorial Hall, tennis courts, primary school and a fully operational Harbour, with central pontoon. Locally, there are a number of golf courses including the Championship-quality course at Royal Dornoch. The nearest town is Tain, approximately fifteen minutes away by bus or car, with all the usual facilities, including secondary schooling and main East Coast railway service, linking to Inverness and the South.

HSPC Ref No: 30840

ACCOMMODATION COMPRISES:

ENTRANCE PORCH: (3.80M x 1.60M)

Leaded glazed front door with matching side panel.

Glass-panelled door with side panels leading to

SITTING ROOM: (7M x 4.35M)

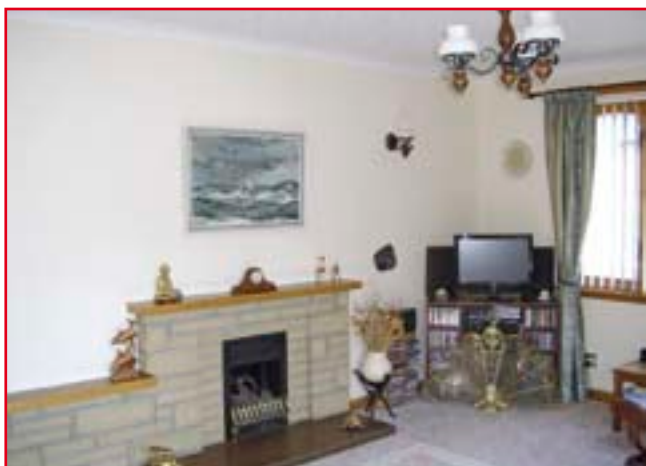
Spacious room with tiled fireplace with functioning open fire, presently containing coal effect electric fire – LPG supply available. Two storage heaters. Stair to first floor.



**OPEN PLAN FAMILY ROOM/DINING AREA/
KITCHEN:**

FAMILY ROOM/DINING AREA: (8.15M x 5.03M)

Fyfestone fireplace and surround with tiled hearth and LPG gas fire. Sliding glazed doors to side garden. Storage heater. Arched entrance to



DINING AREA/KITCHEN: (6.35M x 3.65M)

Fully fitted good quality oak units with stainless steel sink and drainer. Gas range style cooker with electric oven and extractor fan. Integral fridge. Breakfast bar, with units over. Storage heater.

REAR LOBBY: Door to garden.

UTILITY AREA:

Stainless steel sink & drainer, worktops & cupboards.

SHOWER ROOM:

Electric shower, wash-hand basin and WC

BEDROOM 1: (4.25M x 3.20M)

Built-in fittings & wardrobes. Storage heater. Arched lobby, with cupboard, to:-

EN SUITE SHOWER ROOM: (2.25M x 1.80M)

Shower, WC, wash-hand basin.

FIRST FLOOR:

Landing with airing cupboard.

BEDROOM 2: (4.70M x 5.40M)

Vanity unit. Panel heater.

BEDROOM 3: (4.35M x 3.30M)

Vanity unit. Panel heater.

BATHROOM:

Corner bath, WC and wash-hand basin. Heated towel rail.

OUTSIDE:

Gravelled drive and parking area.

Large double garage with 2 up-and-over doors, power and light.

Front Garden: walled, paved and laid to shrubs and borders.

Back Garden: terraced with patio. Laid to lawn with borders etc. Greenhouse and garden shed.

HOME REPORT:

Visit www.packdetails.com Ref: HP136910 Post Code IV20 1UZ or contact Wilsons.

SERVICES:

Mains water, drainage and electricity. LPG (Calor) gas from bottles.

PRICE:

Fixed price of £200,000.

ENTRY:

To be arranged.

VIEWING:

Strictly through the Selling Agents.

All offers in the usual Scottish legal form should be submitted to:-

Wilsons,
Solicitors & Estate Agents
107 High Street, Invergordon
Tel: (01349) 852131

REF: DCW



These particulars are for guidance only and whilst all care has been taken in their preparation, they are not, and are not intended to form part of a contract of purchase. Measurements have been checked ultra-sonically and should therefore be regarded as illustrative only.