

The cottage is located in this attractive seaside village in Easter Ross approximately, 4½ miles from Fearn Station, nine miles from Tain and 38 miles from Inverness. There is a Primary school in the village with Secondary pupils attending Tain Academy for which transport is provided. One of the Eastern Seaboard villages, this area is steeped in history and is renowned for its Pictish heritage. Hilton has a beautiful beach and Nearby Shandwick has a white sandy beach, the local vicinity boasts a variety of trails and pathways. The Mermaid of the North is in Balintore and there are several Visitor Centres along with places of interest nearby.

Lady Street forms part of a row of charming and attractive fishing cottages. No. 10a is a quaint 1½ storey cottage which was built around the turn of the last century. The cottage offers deceptively generous accommodation and retains much of its traditional charm and has a wonderful outlook to the sea. The house has a large attractive well kempt garden to the rear and across the road the large front garden extends all the way to the rocky beach. This property is surrounded by stunning countryside and would be an ideal downsize property or a holiday let.

Directions: From the west turn off the A9 onto the B9175, continue for two miles then turn left then straight ahead for 5 miles until you reach Hilton, continue through the village on to lady Street, 10a is near the end on the left.

What3words app: [///easysheepish.clauses](https://www.what3words.com/#!/easysheepishclauses)

Services: Mains electricity, water and drainage.

Council Tax Band B

A Home Report is available on request.

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

5pm - 11pm. Saturday 8am - 11pm & Sunday 8am - 11pm

Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@middletonross.co.uk.

Carpets, curtains, blinds, and all furniture and appliances are included in the sale price. The mention of appliances and services does not imply that they are in full and efficient working order.



FOR SALE



10a Lady Street, Hilton, Tain, Ross-shire, IV20 1XE

Offers Over £145,000

- Mid Terrace Fisherman's Cottage
- Porch
- Entrance Hall
- Lounge
- Kitchen
- Ground Floor Double Bedroom
- Ground Floor Shower Room
- First Floor Lounge/Bedroom/Loft Room
- Open Fire in Lounge
- Double Glazing
- Electric Heating
- Large Garden to the Rear
- Front Garden Extends to the Beach
- Garden Shed
- Parking in Nearby Car Park
- Stunning Coastal Location
- Close to the NC500 Route
- Ideal Downsize Home or Holiday Let
- EPC Rating F





10a Lady Street, Hilton, Tain, Ross-shire, IV20 1XE

Offers Over £145,000

Mid terraced traditional 1½ storey stone cottage with large garden situated in the Eastern Seaboard village of Hilton with the garden extending to the beach.



Ground Floor

Internal floor area
 Approx 60.5m²

First Floor