

The cottage is located in this attractive seaside village in Easter Ross approximately, three miles from Fearn Station, seven miles from Tain and 36 miles from Inverness. There is a Primary school in nearby Hilton 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. Shandwick has a beautiful white sandy beach and the local vicinity boasts a variety of trails and pathways. The Mermaid of the North can be seen in Balintore and there are several Visitor Centres and places of interest nearby.

New Street forms part of a row of attractive fishing cottages, no. 11 is a deceptively spacious 1½ storey cottage which was built around the turn of the last century. The cottage offers generous accommodation and retains much of its traditional charm. The house has a very large terraced garden to the rear and from the top there are sea views. This property is just a stones throw from the beautiful sandy beach. Surrounded by stunning countryside this house would be an ideal and safe location to raise a family or for 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 2½ miles, turn right and carry on for ½ mile, the house is on the left as you enter the village across from a bus stop.

What3words app: [///hazy.bonnet.inserted](#)

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

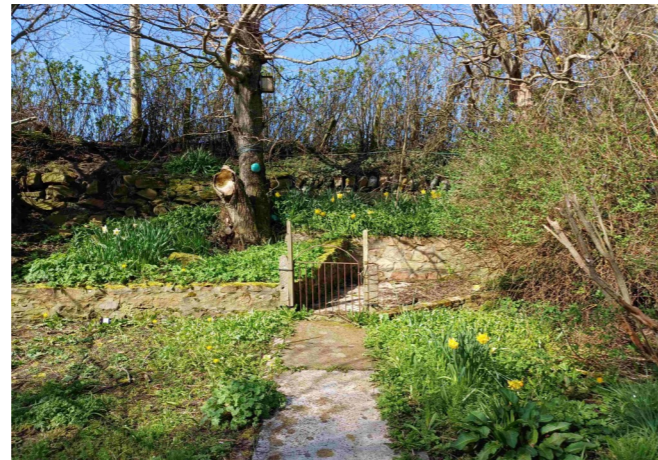
HSPC Out of Hours Call 01463 231173 Monday to Friday 8am - 9am and

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 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.



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FOR SALE



11 New Street, Shandwick, Tain, Ross-shire, IV21 1UX

Offers Over £165,000

- End Terrace 1½ Storey Stone Cottage
- Entrance Hall
- Lounge
- Kitchen/Diner
- Ground Floor Ensuite Bedroom
- Two First Floor Bedrooms
- First Floor Bathroom
- Large Landing
- Ample Storage
- Open Fire with Back Boiler
- Double Glazing
- Large Garden
- Garden Shed
- On Street Parking
- Stunning Coastal Location
- Sandy Beach Nearby
- Close to the NC500 Route
- Ideal Family Home or Holiday Let
- EPC Rating F



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Mansefield House, 7 High Street
Dingwall, Ross-shire IV15 9HJ

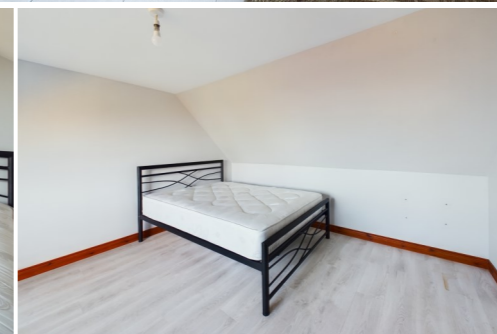
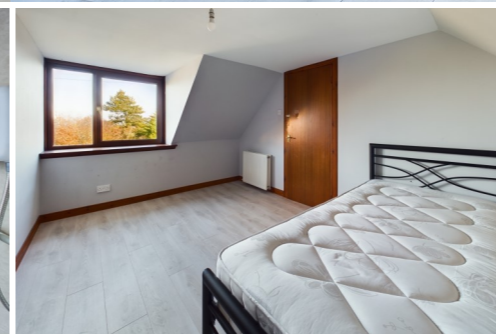
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Fax: 01349 863819 | DX: 520582 Dingwall

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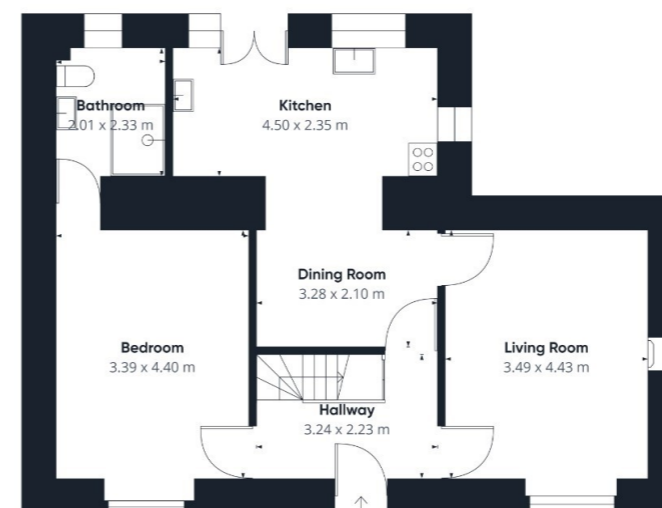


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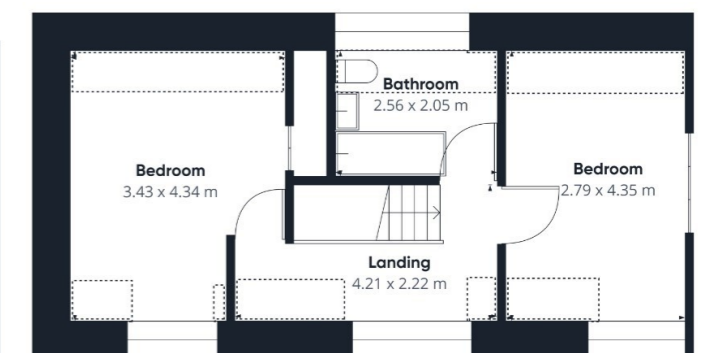
Offers Over £165,000

End terraced traditional 1½ storey stone cottage with large garden situated in the Eastern Seaboard village of Shandwick close to the beach.

Internal floor area
 Approx 106m²



Ground Floor



First Floor