



COLUMBA COURT ACHNASHEEN | O.I.R.O £170,000

01445 731533

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THE PROFESSIONAL ESTATE AGENTS ●





# COLUMBA COURT

## ACHNASHEEN

£170,000

£15,000 LESS than home report value

Are you looking for rural and coastal living, and a home ready to move into? AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a 3 bedroom detached bungalow with a garage and very spacious gardens.

The home offered for sale is located in the picturesque coastal village of Laide on the north west coast of Scotland, with its stunning scenery and wildlife. For nature lovers seals and otters can often be seen at the shore, a couple of minutes' walk away. The property enjoys sea views, with the impressive mountain range of An Teallach in the background.

Please note that cash buyers are probably required as the property is consistent with being of non-traditional construction Natcon. Some lenders may not consider the

### CASH BUYERS

This bungalow, set in spacious grounds and enjoying clear sea views, offers flexible accommodation within the very desirable coastal and rural setting of Laide on the North West Coast. The spacious layout comprises entrance vestibule which leads into a very large lounge / dining room and then into the kitchen, which is also accessed at the rear through the utility room. There are 3 good sized bedrooms, a shower room and utility room. The bungalow benefits from oil fired central heating as well as a cosy fireplace in the lounge, white uPVC double glazed windows and a single garage.

This property provides spacious accommodation for first time buyers or retirees.

Please note that the property is consistent with being of non-traditional construction Natcon. Some lenders may not consider the property as suitable security for a loan.

Call your local Estate Agent Myfanwy Rowe for an appointment to view this home on 01445 - 731 533 / 07741 - 483 420.

### LOCATION

Laide is a rural community located on the west coast of Scotland. The village benefits from a church and general store/post office/fuel pump. There are several local tourist attractions nearby, including the famous Inverewe Gardens approximately 8 miles south.

Nursery and primary schooling is available in the neighbouring village of Aultbea and secondary schooling is available at Garloch, where you will find more shops, restaurants, outdoor shop, chemist, newsagent, hairdresser, bank, post office, filling station, churches, a heritage museum and a golf course. From the pier, fishing and whale watching trips can be arranged.

There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. River and loch fishing is available at certain times of the year and permits are sold in local shops. Laide and the surrounding area is an ideal location for hillwalking, golf, cycling, fishing, bird-watching or just relaxing. Further outdoor pursuits available locally for the more active include rock climbing, abseiling and pony trekking. There is a swimming pool at Poolewe and Beinn Eithe nature reserve is approximately 30 miles south of Laide.

The Highland capital city of Inverness is approximately 74 miles by road and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 42 miles distant.

### GARDENS

The property benefits from large wrap around garden grounds which are generally laid to a combination of grass, trees, shrubs and gravel, with a wooded area at the back.

### SERVICES

Mains water, drainage, electric, oil central heating.

### VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale', please visit the AMAZING RESULTS!™ website now.

### ASKING PRICE

The asking price for this home is offers around £170,000

### HOW MUCH IS YOUR HOME WORTH?

Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm or book a free valuation online.

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### HOME REPORT

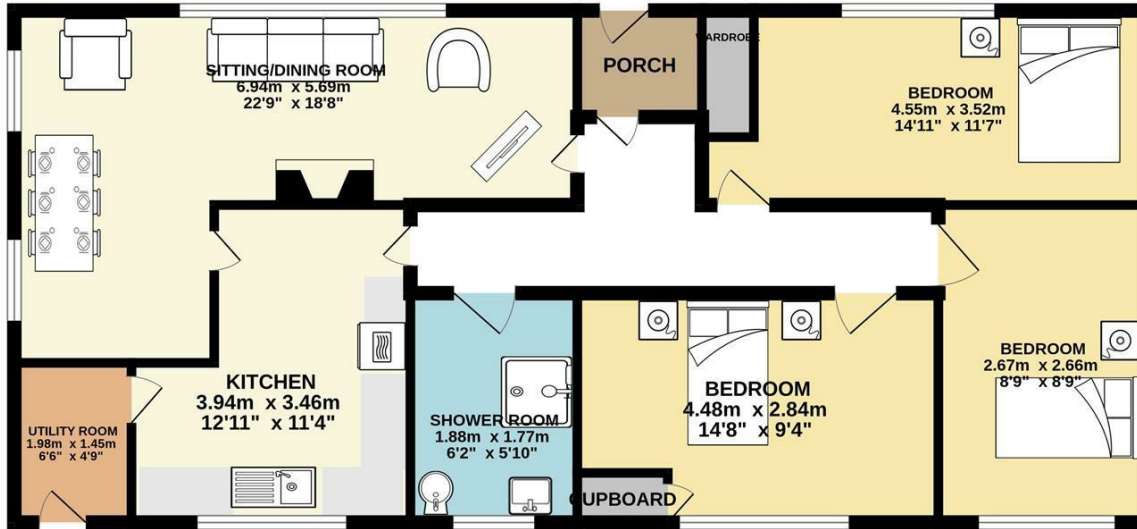
A Home Report is available at [www.onesurvey.org](http://www.onesurvey.org).

In order to download the home report please click on "find a home report" and type in the postcode IV22 2NL. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.



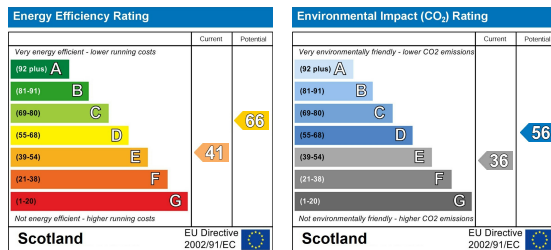


# GROUND FLOOR



DETACHED 3 BED BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call **AMAZING RESULTS!™** on 01445 731533





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