



ACHNASHEEN | O.I.R.O £195,000
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THE PROFESSIONAL ESTATE AGENTS ●



ACHNASHEEN

£195,000

CASH BUYERS

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 light, spacious conservatory 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, which is only a short walk away. The property enjoys mountain views including the impressive mountain range of An Teallach.

Please note that cash buyers are probably required as the property is consistent with being of non-traditional Spey rock construction, therefore some lenders may not

DESCRIPTION

This bungalow, set in spacious grounds and enjoying open views of the surrounding crofts and distant mountain views, offers flexible accommodation within the very desirable coastal and rural setting of Laide on the North West Coast.

The property benefits from oil central heating and uPVC double glazed windows. There is a large lounge / dining area, kitchen, 3 bedrooms, bathroom and additional WC. It has also been enhanced by the addition of a large, light & airy conservatory.

This property provides spacious accommodation for cash buyers or retirees.

Please note that the property is consistent with being of non-traditional construction, therefore 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

The situation of the bungalow is most pleasant, with views of the Summer Isles, the mountains of Suiven and Quinag, as well as the impressive mountain range of An Teallach; and only a short walk to the shore. For nature lovers there are seals and otters nearby, occasionally pine-martens and a variety of birds.

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 Gairloch, 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 Eighe 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.

GARDEN

The garden, which is mostly laid to grass, surrounds the house, and there is a concrete patio at the rear of the Sun Lounge.

SERVICES

Mains electric and water; drainage septic tank. 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.

HOME REPORT

A Home Report is available at www.onesurvey.org.

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

ASKING PRICE

The asking price for this home is offers in the region of £195,000

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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GROUND FLOOR



3 BEDROOM 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 misstatement. 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 operation or efficiency can be given. Made with Metropix CC004



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	90		83
	53		48
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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