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ACHNASHEEN

£210,000

£15,000 LESS THAN HOME REPORT!!!

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market this 3 bedroom DETACHED house, set within a small crofting community. This home, which is an ancestral family home and has only ever been owned by the one family for over 100 years, would suit a variety of potential purchasers. The property offered for sale is located within the small coastal and crofting village of Aultbea, which is part of a magnificent peninsula in the Scottish Highlands.

The main original house is in need of some modernising, although it has already benefitted from the extension of a utility room, WC / sink and a separate Jack & Jill shower room. The property has wood sash windows, LPG central heating throughout and also an electric storage heater and cosy fireplace in the lounge.

If required, the house is being sold with all fixtures and fittings included, otherwise it will be cleared before completion of sale.

DESCRIPTION

This home has character and a homely feel, as well as having huge potential, offering flexible accommodation within a very desirable and peaceful coastal and rural setting. The house is entered via a solid timber framed double hinged door at the front and wood framed double glazed door at the rear. The spacious layout comprises the entrance hall, lounge, dining kitchen and double bedroom downstairs. There are 2 double bedrooms and a bathroom upstairs.

The lounge and downstairs bedroom are located at the front of the house, thereby enjoying the open countryside views, where sheep and cattle quietly graze. Adding to it's character are the older style sash windows, some of which are single glazed and others timber framed double glazed.

An extension of utility room, separate WC / sink and Jack & Jill shower room was added to the rear of the original house in 2008. The house benefits from ample storage including a pantry in the cupboard under the stairs. Heating is supplied by LPG central heating; there is also an electric storage heater and cosy fireplace in the living room.

This property provides adequate accommodation for first time buyers or retirees. Call your local Estate Agent Myfanwy Rowe for an appointment to view this home on 01445 - 731 533 / 07741 - 483 420.

LOCATION

7 Bualnaluib is situated on the outskirts of Aultbea village, which lies on the shores of Loch Ewe, a sea loch on the west coast of Scotland. This home enjoys uninterrupted views over croft land to the sea loch, and is within walking distance, or few minutes drive, from the amenities in Aultbea.

Aultbea is a small crofting community in an area of stunning scenery and wildlife including deer, goats and a wide variety of garden birds, together with seals and otters. This is a beautiful location for hill-walkers and lovers of wildlife.

It lies 14 miles north of Gairloch and approximately 47 miles from Ullapool from where there are ferry links to the Outer Hebrides. The village benefits from a doctor's surgery, nursery and primary schooling, churches, shop and local family owned garage. The residents of Aultbea benefit from the regular services of the local butcher's van and mobile library.

There are several local tourist attractions nearby, including the Russian Arctic Convoy display, and the famous Inverewe Gardens approximately 8 miles south. Secondary schooling is available at Gairloch, where you will find more shops, restaurants, garage, outdoor shop, chemist, hairdresser, bank, post offices, filling station, churches, a heritage museum and a golf course.

Aultbea and the surrounding area is an ideal location for hill walking, golf, cycling, fishing, bird-watching or just relaxing. Further outdoor pursuits available locally for

the more active include rock climbing and pony trekking. River and loch fishing is available at certain times of the year and permits are sold in local shops. There is an indoor swimming pool at Poolewe, and Beinn Eithe nature reserve is approximately 28 miles south of the village. The Highland capital city of Inverness is approximately 80 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 to Ullapool, Dingwall and the city.

GARDEN

The property benefits from a large "wrap around" garden area to the front, sides and rear, which is mainly laid to grass. There is also a large detached garage.

SERVICES

The property benefits from all mains services

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 2JH. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

VIEWING

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this very well presented 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 in the region of £210,000

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 on 01445 73 1533 | 07741 483 420 or book a free valuation online.

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3 BEDROOM DETACHED CROFT HOUSE

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	92	(92 plus) A	100
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	47
(21-38) F	27	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
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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