



LUXURY HOMES COLLECTION

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**9 MIDTOWN INVERASDALE** *ACHNASHEEN, ROSS-SHIRE IV22 2LW*







# 9 Midtown Inverasdale

Nestled in the picturesque village of Inverasdale, Ross-shire, "Calmdale" at 9 Midtown is a charming detached house that promises a tranquil lifestyle in a stunning coastal and rural setting.

Boasting 4 bedrooms, this spacious family home offers flexible accommodation that is perfect for those seeking comfort and space. The property features uPVC double glazing, "wet" electric central heating, and a large multi-fuel stove, ensuring warmth and cosiness throughout the year.

The heart of the home is the large open plan lounge, dining area and kitchen, which is flooded with natural light from the expansive windows and patio doors that showcase breathtaking sea loch and mountain views. The well-equipped kitchen comes with ample storage space, built-in oven, ceramic hobs, and a dishwasher, making it a delight for any aspiring chef. Additionally, the convenient utility room houses essential appliances and storage units.

Upstairs, you'll discover 3 double bedrooms, with the master bedroom benefiting from an en-suite shower room; a separate bathroom, and a large cupboard for storage.

The property is surrounded by croft land, offering a true taste of rural living, with enviable uninterrupted sea and mountain views; while the de-crofted house and garden provide ample outdoor space for families to enjoy.

If you're dreaming of a peaceful life in a beautiful countryside setting, "Calmdale" at 9 Midtown is the perfect place to call home. Contact your local Estate Agent, Myfanwy Rowe, to schedule a viewing and experience the charm of this property first hand.

Council Tax Band : F  
EPC : C

**Offers Over £310,000**



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## DESCRIPTION

"Calmdale", 9 Midtown is a large family home offering flexible accommodation within a very desirable coastal and rural setting. The spacious accommodation is entered via a glazed uPVC framed door into the entrance vestibule, which leads into the entrance hall via a glazed wood framed door.

This home benefits from uPVC double glazing, "wet" electric central heating, and a large multi fuel stove ensuring this home is kept warm and cosy all year round. The large open plan lounge / dining area / kitchen gains maximum benefit from the large windows letting in abundant daylight, as well as the lounge patio doors, making the most of the enviable sea loch and mountain views. The kitchen is very well equipped with ample floor and wall units / pan drawers, built-in oven, ceramic hobs and dishwasher. The large kitchen / dining room benefits from laminate flooring, while the lounge is carpeted. The handy utility room houses the washing machine, dryer, wall units and under sink cupboard.

The 2 piece WC with laminate flooring is conveniently situated next to the double bedroom, which is carpeted.

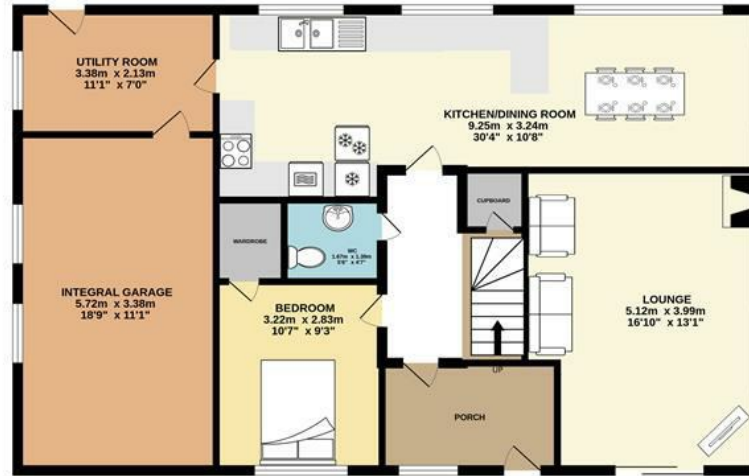
Upstairs you will find 3 double bedrooms with the master room having an en-suite shower room, separate bathroom and a large storage cupboard. The landing, 2 bedrooms and the en-suite have laminate flooring; while the bathroom benefits from tiled flooring, and the 3rd bedroom is carpeted.

9 Midtown is surrounded by croft land, whilst the house and garden are de-crofted. All in all, this property provides spacious accommodation and ample outside space for families.

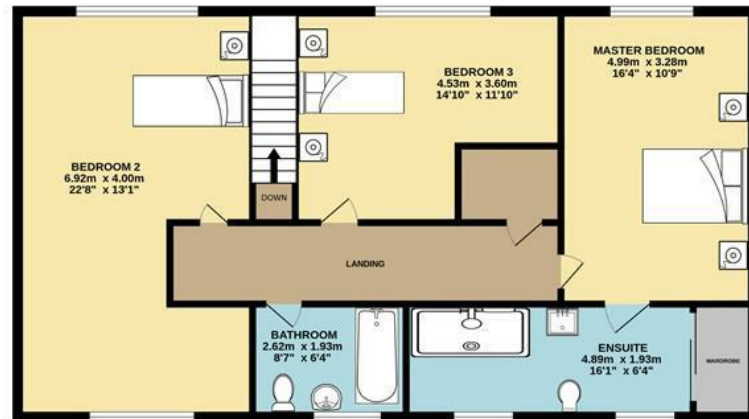
Call your local Estate Agent Myfanwy Rowe for an appointment to view this home on 01445 - 731 533 / 07741 - 483 420.



GROUND FLOOR



1ST FLOOR



DETACHED 1 1/2 STOREY 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.  
 Made with Metropix ©2024

## LOCATION

The community itself exudes warmth, with the former village school, which boasts a character that is both historic and inviting, having been thoughtfully converted into a community centre featuring exhibition rooms and a quaint tea room serving delectable home-baked treats prepared by friendly locals.

Convenience meets charm in the nearby village of Poolewe, where you'll find a well-stocked village shop, Post Office, coffee shop, hotel, churches, village hall, and even an indoor swimming pool. Not to mention the renowned Inverewe Gardens, a must-visit destination for leisurely strolls and nature enthusiasts.

For families, primary schooling is easily accessible in Poolewe and Aultbea; while Gairloch offers both primary and secondary education along with essential amenities like a health centre, chemist, shops, restaurants, and garage. Outdoor enthusiasts will revel in the abundance of activities available, from challenging mountain climbs to leisurely beach walks, golfing, cycling, fishing, and bird-watching.

The location's proximity to Inverness and Ullapool ensures easy access to city amenities and transportation links, making this property an ideal retreat without sacrificing modern conveniences.

Whether you're drawn to the tranquil waters of Loch Ewe for sailing or prefer exploring the diverse landscapes on foot, Inverasdale promises a lifestyle rich in natural beauty and recreational opportunities. Don't miss the chance to make this peninsula your own and experience the best of West Coast living.

## GARDEN

The outside is mainly laid to grass, together with a gravelled surface driveway and paving to the side and rear.

## SERVICES

Mains electric, water, septic tank drainage; wet electric central heating

Plusnet phone / broadband good (average speed : 30 Mb)

Mobile coverage O2 and Vodafone

## 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 IV21 2DH. 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 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.

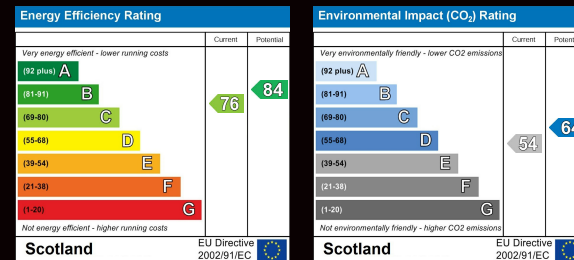
## ASKING PRICE

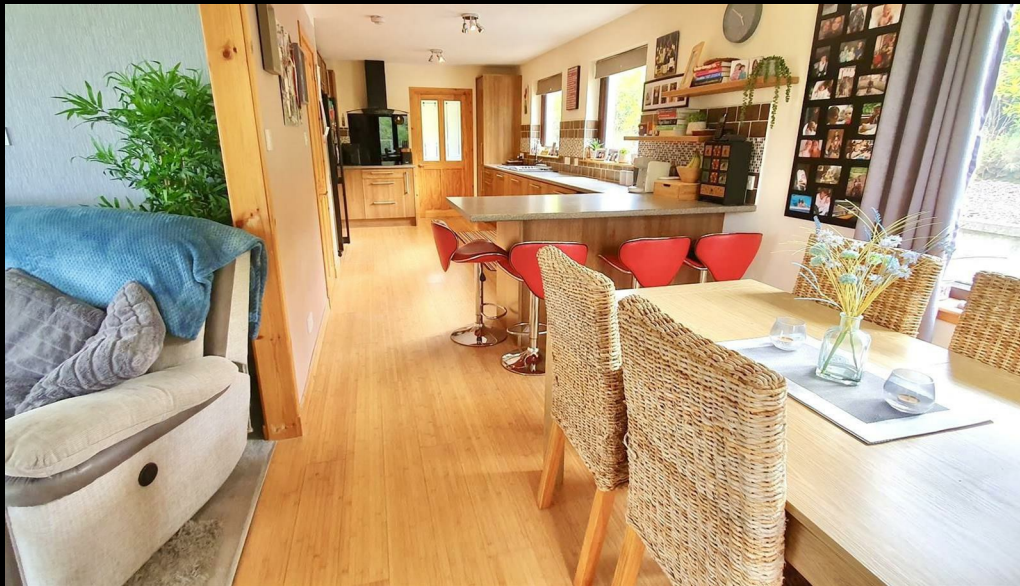
This home is available for offers over £310,000

## 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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**Arrange a viewing:** Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

**What's your home worth?** We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

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