



LUXURY HOMES COLLECTION

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THE FINEST HOMES IN THE BEST LOCATIONS

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**7 FASAICH** *GAIRLOCH, ROSS-SHIRE IV21 2DH*











# 7 Fasaich

Nestled in the picturesque location of Gairloch on the North West Coast of Scotland, this immaculate 3-bedroom detached bungalow at 7 Fasaich is a true gem waiting to be discovered. Boasting a move-in condition, this property is perfect for families or retirees looking for a peaceful retreat. As you step into this charming bungalow, you'll be greeted by one reception room, dining kitchen, two bathrooms, three cosy bedrooms and a study/office/4th bedroom, offering ample space for comfortable living. The wood-framed double glazed windows flood the rooms with natural light, creating a warm and inviting atmosphere throughout.

Built in the early 1990s, this property offers modern amenities while retaining a classic charm. The centrally heated oil system ensures warmth during the colder months, making it a cosy haven all year round.

One of the highlights of this property is the double garage with a small internal workroom, perfect for DIY enthusiasts or extra storage space. With parking for up to 4 vehicles, you'll never have to worry about finding a spot for your car. Outside, the established spacious gardens, mainly laid to lawn, provide a tranquil setting to relax and enjoy the surrounding natural beauty. The elevated position of the bungalow offers stunning views, adding to the overall appeal of this delightful home.

In conclusion, this superbly situated detached bungalow in Gairloch offers a rare opportunity to own a piece of paradise in a sought-after location. Whether you're looking for a family home or a peaceful retirement retreat, this property has the potential to fulfill your dreams.

Council Tax Band : F  
EPC : D

**Offers Over £320,000**



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## ALL ON ONE LEVEL!

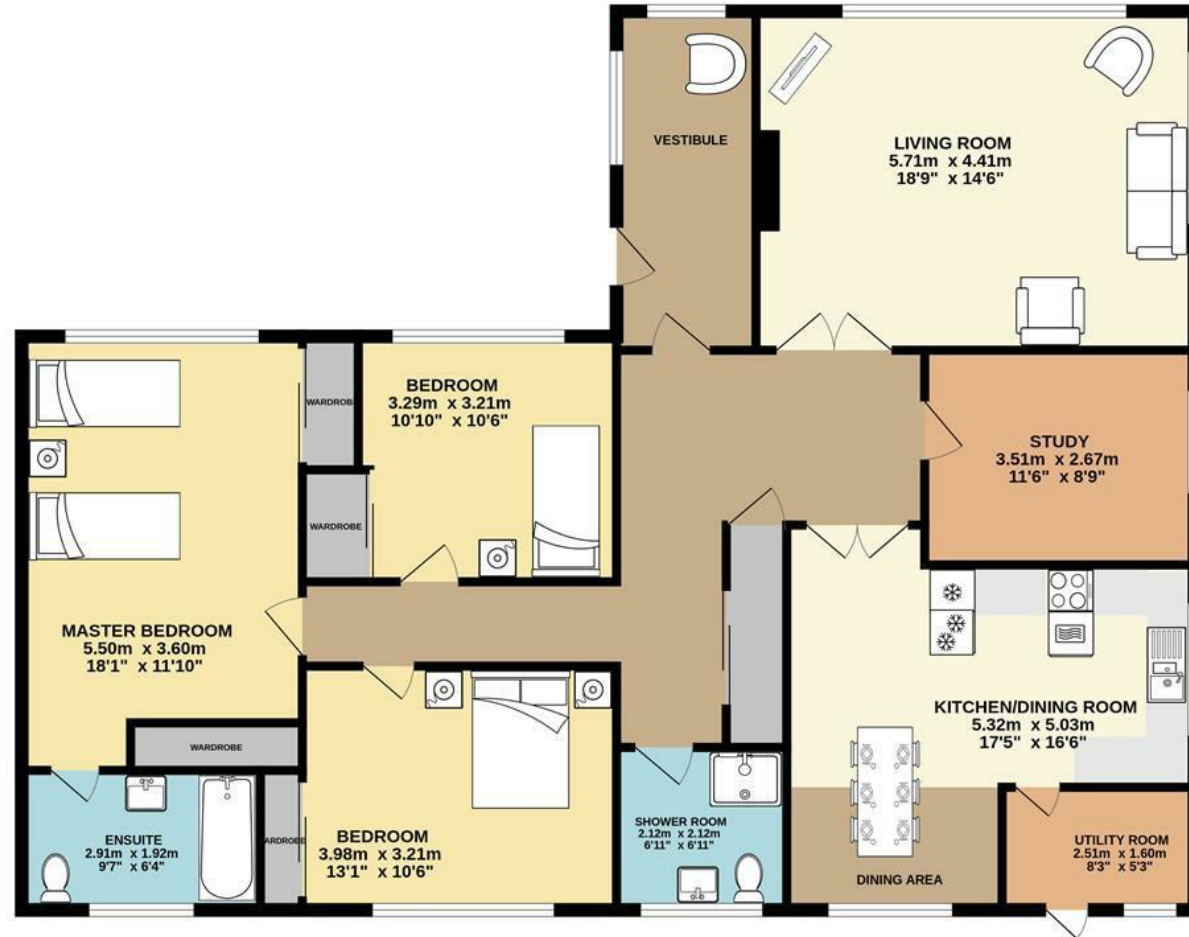
AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a very attractively presented modern home set in its own garden grounds in the ever sought after location of Gairloch on the North West Coast of Scotland. The home is entered via a front timber door into a light filled integral vestibule leading into the hallway, which in turn leads to all the rooms. The utility room at the rear is entered via a wooden door with opaque glazed panel and benefits from a sink with ample cupboards and vinyl flooring.

The property boasts a well designed dining kitchen which is entered from the hallway, via a glazed, double door; and also from the utility room. It is fitted with ample floor and wall units, a built-in cooker housing unit and electric hobs. The carpeted spacious lounge boasts large windows providing abundant natural light, and a cosy open fireplace. There is also a study / office which is ideal for those working from home.

All 3 bedrooms (one with en-suite bathroom) are carpeted and amply fitted with built-in wardrobes. There is a separate shower room and ample linen / storage cupboards.



# GROUND FLOOR



3 BED DETACHED 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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## LOCATION, LOCATION!!!

The stunning coastline of Wester Ross is known for its superb scenery, white sandy beaches, wide open spaces and diverse wildlife. 7 Fasaich is conveniently located in Gairloch for all the local amenities including a Post Office, bank, an ample variety of shops, Farm and Garden store, eating places, family butcher shop, hotels, a health centre, chemist, churches, community centre, library, hairdresser, heritage museum, garage and filling station.

Both primary and secondary schooling are available in the village along with a nursery.

A range of pursuits to satisfy all outdoor enthusiasts, and several well-known mountains within the vicinity. There are also several local tourist attractions nearby, including the famous Inverewe Gardens in Poolewe and the Russian Arctic Convoy display in Aultbea (6 miles and 13 miles north of Gairloch respectively).

The Highland capital city of Inverness is approximately 75 miles by road, and offers all city facilities which include links by road, rail and air to further destinations. There is a regular bus service to Inverness, and once weekly to Dingwall and Ullapool.

## GARDEN

The bungalow is surrounded by spacious gardens, mainly laid to grass and a few shrubs. Tarmacadamed driveway and paved pathways. Scottish Heritage Archeology identified a stone circle in the side garden which is of interest. There is ample parking space in addition to the spacious double garage.

## SERVICES

Mains water, drainage, electric, oil central heating. BT phone / broadband (average speed 425Mb). EE mobile coverage Good

## HOME REPORT

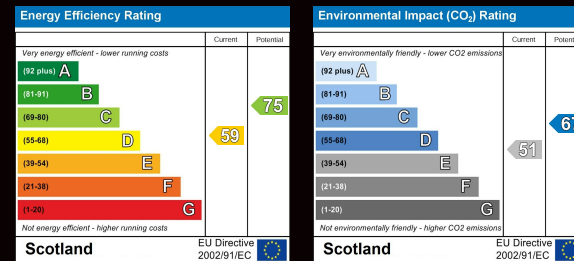
A Home Report is available at [www.onesurvey.org](http://www.onesurvey.org) In order to download the home report please click on "find a home report" and type in the postcode IV21 2DH. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

## 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 £320,000



**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.

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