



GAIRLOCH | £275,000

01445 731533

www.AMAZINGRESULTS.com


AMAZINGRESULTS!
THE PROFESSIONAL ESTATE AGENTS



GAIRLOCH

£275,000

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market this 3 bedroom DETACHED BUNGALOW, on the sea front of the popular West Coast village of Gairloch. This home, would suit first time buyers, a family or retirees. The property offered for sale is located within the small coastal village of Gairloch, which is part of a magnificent peninsula in the Scottish Highlands.

The property is in need of some modernising, although it has already benefitted from a new kitchen fitted by the Vendors. Most of the windows are wood framed and double glazed with one uPVC window in the lounge. Electric heating throughout and also an electric heater in front of the fireplace in the lounge.

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

To discuss further, and / or to arrange a viewing, please contact Myfanwy Rowe of AMAZING RESULTS!™ Estate Agents on 01445 731 533 OR 07741 483420.

ALL ON ONE LEVEL!

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market an "all one level" 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 white uPVC door into a small sun porch leading into the hallway, which in turn leads to all the rooms.

The property boasts a good sized open plan lounge / dining area which leads into the kitchen via a sliding door. The kitchen is fitted with ample floor and wall units, a NEFF built-in cooker housing unit and electric hobs, and built in fridge / freezer. The carpeted spacious lounge boasts a large window providing abundant natural light while making the most of the ever sought after combination of sea and mountain views. There are 3 double / twin bedrooms and 3 piece bathroom (with shower over the bath). There is also a linen / storage cupboard.

This home also benefits from an integral single garage with up and over door.

LOCATION

The stunning coastline of Wester Ross is known for its superb scenery, white sandy beaches, wide open spaces and diverse wildlife. "Janlens" is very 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, hotels, a health centre, churches, community centre, library, hairdresser, heritage museum, garage and filling station. The pharmacy is within walking distance, as is the butcher shop and the popular "Crumbs" takeaway.

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 front and side gardens are laid to lawn, shrubs and trees, with a gravel / paved walkway to the front door; while there is abundant shrubbery growing up the rear terraced area.

SERVICES

The property benefits from all mains services
Broadband - BT
Mobile reception - good

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.

VIEWINGS

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.

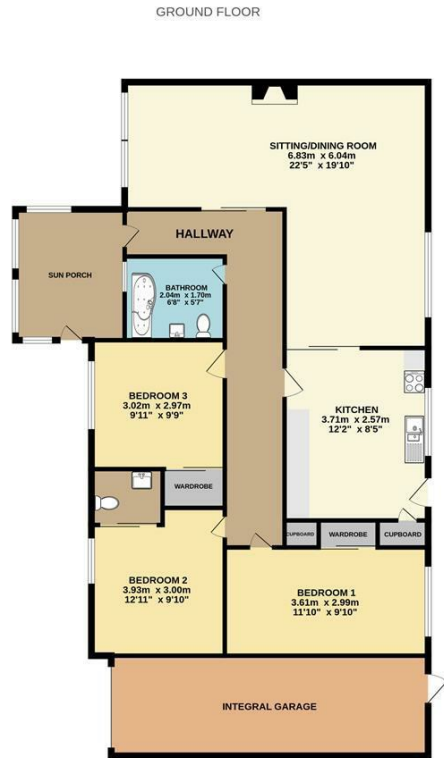
ASKING PRICE

This home is for sale for £275,000

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.

AMAZING RESULTS!™ - HOME OF THE PROFESSIONAL ESTATE AGENTS!™



3 BEDROOM BUNGALOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. 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 ©2021, Inc.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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			
Scotland	EU Directive 2002/91/EC	45	
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			
Scotland	EU Directive 2002/91/EC	21	49

To view this property call **AMAZING RESULTS!™** on 01445 731533



Myfanwy Ann Rowe

Professional Estate Agent

01445 731533 (office)
07741 483420 (mobile)

myfanwy@AMAZINGRESULTS.com



www.AMAZINGRESULTS.com

Viewing is strictly by appointment through AMAZING RESULTS!™ 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. A copy of the full Energy Performance Certificate is available upon request. How much is your home worth? Find out today with a FREE no obligation valuation on 0800 999 1565. Interested in a NEW career? Visit joinAMAZINGRESULTS.com