



AULTGRISHAN GAIRLOCH | ASKING PRICE £265,000

01445 731533

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THE PROFESSIONAL ESTATE AGENTS



AULTGRISHAN

GAIRLOCH

£265,000

LOCATION, LOCATION!!!

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a 3 bedroom detached BUNGALOW located in the spectacular coastal and crofting community of Melvaig, near Gairloch in Wester Ross. The property would suit a variety of potential purchasers including families or 1st time buyers. It benefits from double glazed windows, electric heaters, and a fireplace in the living room.

The property is situated in an enviable location with uninterrupted sea views to feast your eyes across the Minch to the Isle of Skye, the Outer Hebrides and the Melvaig coastline.

Council Tax Band D
EPC = D

DESCRIPTION

This 3 bedroom detached coastal bungalow offers adequate "all on one level" accommodation for a small family, first time buyers or retirees. "Rona" benefits from 2 reception rooms (including kitchen), 3 bedrooms, a shower room, and a large storage room which could be converted into a cloakroom / utility room. The property offers an ideal opportunity for "personalising". There is a garage/shed which could prove useful as a workshop or for storage, plus another smaller garden shed.

LOCATION

The house is situated in a rural, coastal community of properties and crofts scattered around the coastline, where there is an abundance of wildlife and views to feast your eyes across the Minch to the Isle of Skye, the Outer Hebrides and the Melvaig coastline. Aultgrishan, Gairloch and the surrounding areas are an ideal location for hill walking, golf, cycling, whale and seal watching, sea and freshwater fishing, bird-watching or just relaxing. Further outdoor pursuits available locally for the more active include rock climbing, abseiling, kayaking and pony trekking. River and loch fishing is available at certain times of the year and permits are sold in local shops. There are also several local tourist attractions nearby, including the famous Inverewe Gardens in Poolewe, and the Russian Arctic Convoy display in Aultbea.

Gairloch, which is about 8 miles south of Aultgrishan, benefits from a number of local amenities including a Post Office, bank, an ample variety of shops, eating places, family butcher shop, hotels, a health centre, chemist, churches, community centre, library, heritage museum, garage and filling station.

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

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 is a daily bus service to Inverness, and once weekly to Dingwall.

GARDEN

The house sits within a large plot of 0.48 acre (0.194 ha), and there is ample room to park 3+ vehicles on the tarmac drive. There is a large garage / shed, and a smaller garden shed at the property.

SERVICES

The property benefits from mains electricity and water, with septic tank drainage

Broadband
Mobile

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 IV21 2DZ. 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 £265,000

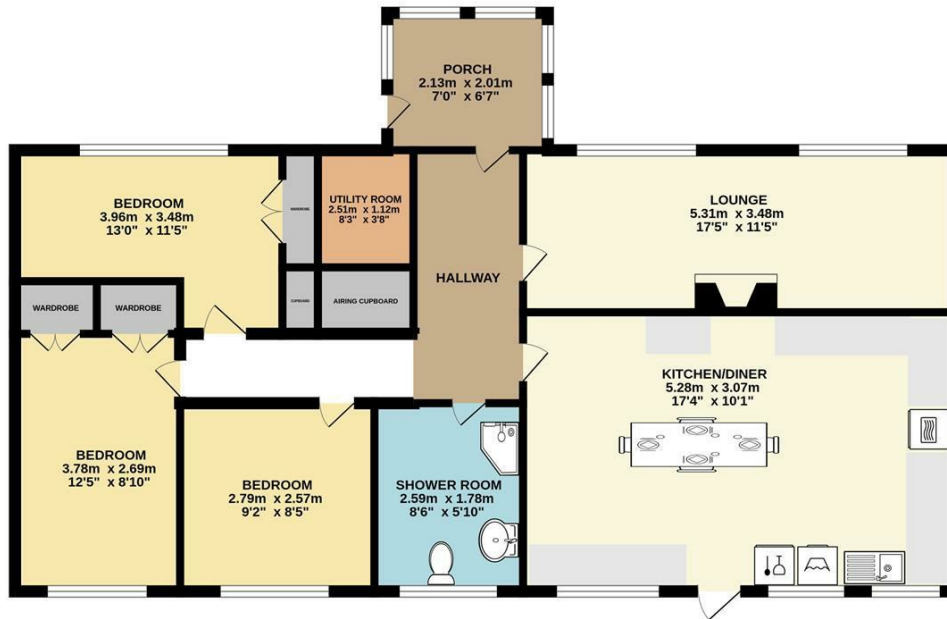
HOW MUCH IS YOUR HOME WORTH?

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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GROUND FLOOR



3 BEDROOM 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		100	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	55		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(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
			82
			37

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



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