



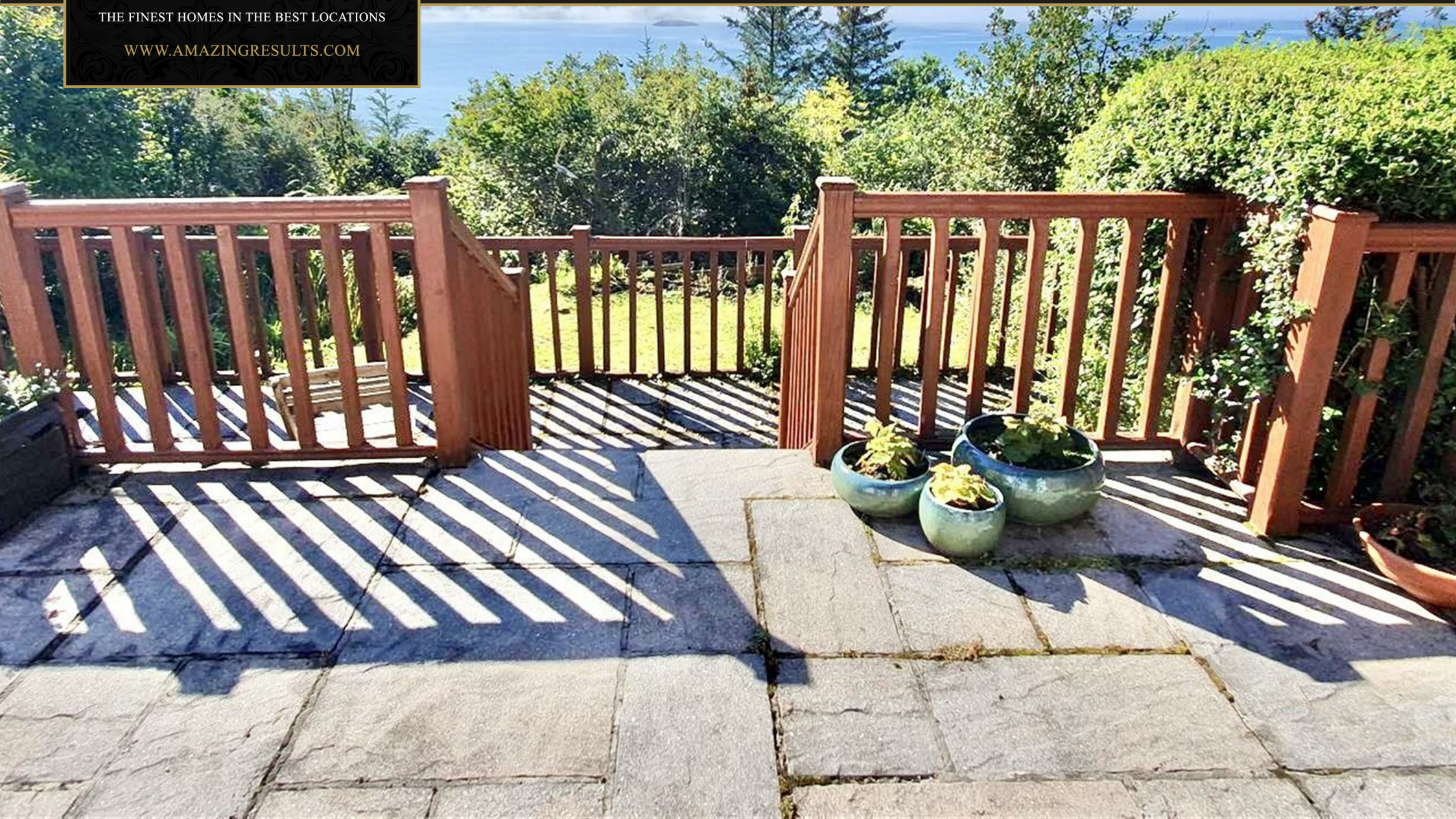
LUXURY HOMES COLLECTION

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**ROHALLION** *GAIRLOCH, ROSS-SHIRE IV21 2BH*











# Rohallion

Superbly situated in an elevated position within the ever sought after location of Gairloch is an immaculate 3-bedroom detached house 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 home, you'll be greeted by 2 reception rooms, dining kitchen, a bathroom, three cosy bedrooms and a study/office, offering ample space for comfortable living. The uPVC double glazed windows and patio door flood the rooms with natural light, while also making the most of the stunning, open views.

Outside, the established spacious gardens 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.

**Offers Over £325,000**







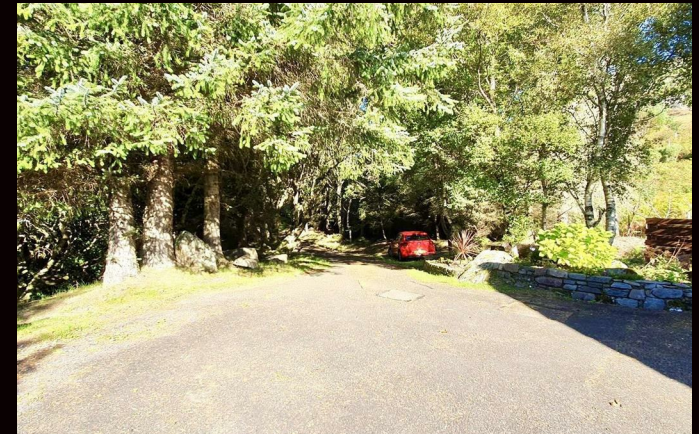


## DESCRIPTION

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a very attractively presented home set in its own grounds in the ever sought after location of Gairloch on the North West Coast of Scotland. Sitting in an elevated position thereby making the most of the stunning views and spectacular sunsets over the sea, and panoramic outlook of the surrounding hills; yet also in a private and very quiet position.

"Rohallion" is entered via a timber door into a small vestibule leading into the hallway, which in turn leads to all the downstairs rooms via glazed panel doors. The property boasts a kitchen-breakfast room which is fitted with ample wall and floor units, built-in double oven housing unit and ceramic hobs. There is also a separate dining room and spacious lounge. Both the dining room and lounge are positioned at the front of the house. The carpeted spacious lounge boasts a patio door and large window providing abundant natural light, as well as making the most of the fabulous sea and mountain views. There is also a study / office a few steps down from the dining room, which is ideal for those working from home. The 3 bedrooms are carpeted with freestanding furniture, and the 4 piece bathroom benefits from a shower cubicle. There is also a separate WC/sink.

This home benefits from oil central heating and uPVC double glazed windows ensuring warmth during the colder months, as well as an integral garage and storage, and ample parking for up to 4 vehicles.





GROUND FLOOR



1ST FLOOR



3 BEDROOM 1.5 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.  
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## LOCATION

The house is situated in a rural, coastal village which benefits from a number of local amenities including a bank, Post Office, 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. There are also two camping and caravan sites. The property is located within walking distance of the sandy beach and golf course.

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

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.

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 is surrounded by well established garden grounds laid to a combination of trees, grass, gravel, driveway and patio area.

## SERVICES

The property benefits from all mains services

EPC : E  
Council Tax : E

Broadband : Good reception  
Mobile

## 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 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.

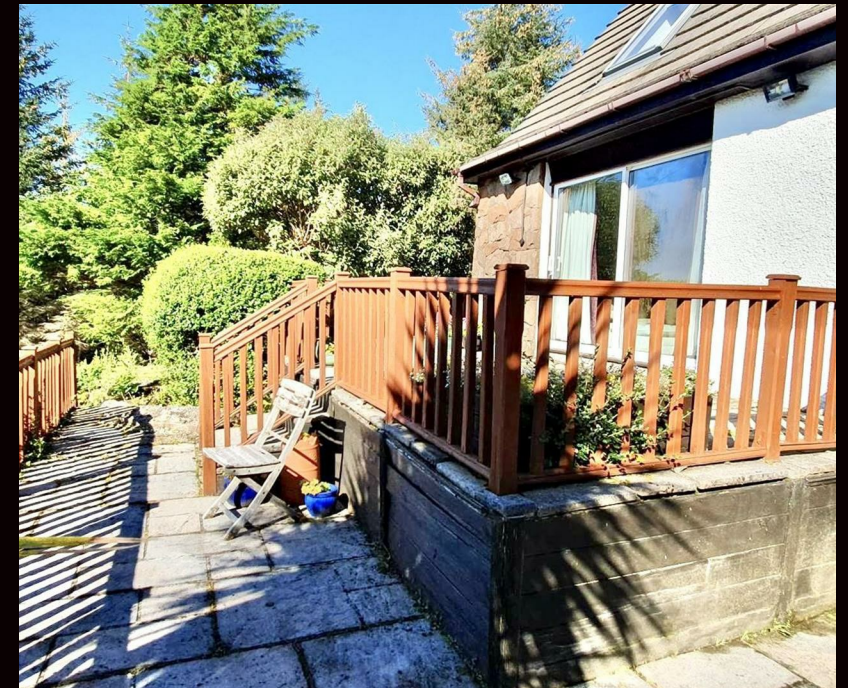
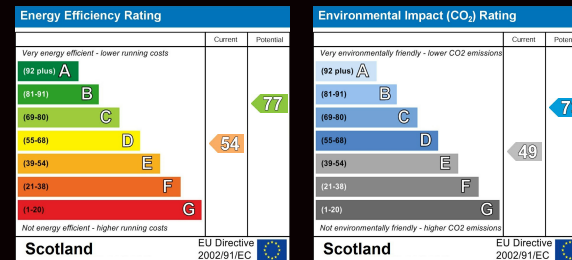
## ASKING PRICE

This home is available for offers over £325,000

## 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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**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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