



GAIRLOCH | O.I.R.O £215,000
01445 731533
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AMAZINGRESULTS!
THE PROFESSIONAL ESTATE AGENTS



GAIRLOCH

£215,000

£15,000 BELOW HOME REPORT!!!

Welcome to "Cruachan" located in the stunning coastal village of Gairloch, part of the breathtaking Scottish Highlands. This charming 3-bedroom detached home, offered by AMAZING RESULTS!™ Estate Agents, is a fantastic opportunity for first-time buyers, families, or retirees looking for a new adventure.

Situated near village amenities, this property boasts 2 reception rooms, one bathroom, upstairs shower and parking for up to 4 vehicles - perfect for hosting guests or expanding your vehicle collection. Although the house requires modernisation, it presents an ideal opportunity to create your dream home. With wood-framed double glazed windows, oil central heating, and a cosy fireplace in the lounge, "Cruachan" offers a warm and inviting atmosphere all year round. Additionally, the potential income from the downstairs self-contained flat provides a unique opportunity for those interested in rental income.

This property offers a tranquil escape from the hustle and bustle of city life. Don't miss out on the chance to own a piece of this magnificent peninsula and turn this house into your ideal home.

DESCRIPTION

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a detached 3 bedroom home set in its own garden grounds in the ever sought after location of Gairloch on the North West Coast of Scotland.

"Cruachan" boasts a good sized lounge with a large window providing abundant natural light, and a dining kitchen. There is also a one bedroom self contained flat with lounge, kitchen, bathroom and double bedroom, which is a source of income. Upstairs there are 2 double bedrooms (one with a dressing area and shower room), and separate WC / sink. This home also benefits from partial LPG central heating, wood framed double glazed windows, a detached garage and shed/drying room.

Although the property is in need of TLC it would prove an ideal home for first time buyers, families or retirees.

LOCATION

The house is situated in a rural, coastal community where there is an abundance of wildlife and views to feast your eyes. 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 bus service to Inverness, and once weekly to Dingwall.

SELF CONTAINED FLAT

Cruachan benefits from a one bedroom self contained flat, providing an excellent income opportunity.

GARDEN

There is garden ground to the front, sides and rear of the property, mainly laid to lawn. There are many tall trees which will be cut down to restore the sea and mountain view. There is a detached garage and a couple of sheds to the rear.

SERVICES

This property benefits from all mains electricity and water, and septic tank drainage.

Council Tax : E
EPC : F

Broadband : good
Mobile phone reception

HOME REPORT

For the Home Report pack is available from Myfanwy Rowe on 07741 - 483 420 or emailing myfanwy@amazingresults.com

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.

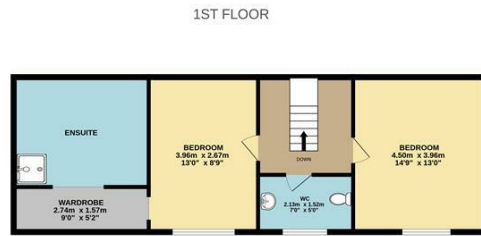
ASKING PRICE

This home is available for £215,000

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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1/2 STOREY DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	84
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	43
(21-38) F	27	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

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



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