



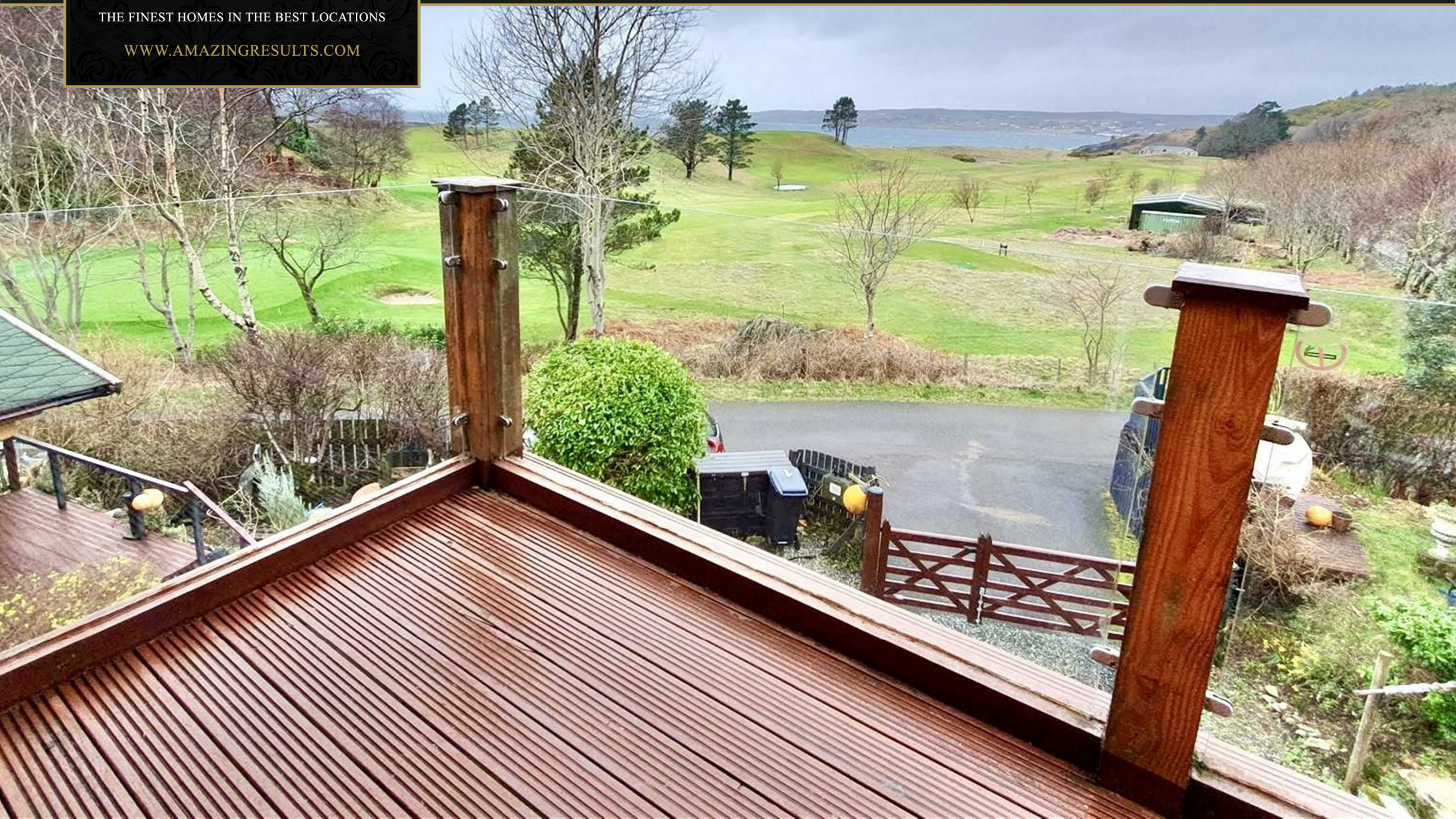
LUXURY HOMES COLLECTION

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1 BRAESIDE ROAD *GAIRLOCH, ROSS-SHIRE IV21 2BG*





1 Braeside Road

Ideally situated for an uninterrupted outlook over the golf course and sea view is an immaculate 4 en-suite bedroom detached house/B & B. Boasting a move-in condition, this property is perfect for families or those looking for an already well established business/income opportunity.

As you step into this charming home, you'll be greeted by 2-3 reception rooms, dining kitchen, rear porch/boot room and 4 stylish en-suite bedrooms or 3 bedrooms and a second sitting room, offering ample space for comfortable living. The uPVC double glazed windows and patio door to the front afford plenty natural light, while also making the most of the views. Oakwood benefits from oil central heating and a multi-fuel stove in the main living room. Every room benefits from ample double electric sockets, and there is a telephone socket in the kitchen.

Outside, the established spacious gardens provide a tranquil setting to relax and enjoy the surrounding natural beauty, adding to the overall appeal of this delightful home.

Offers Over £375,000





Main living room

A cosy, homely room with multi-fuel stove leading into a second sitting/reading area via fully glazed tri-fold wood doors

Sun room

Oakwood is entered via the front porch which is the entrance into the hall as well as into the sun room/second sitting room which is flooded with natural light from the patio doors which in turn lead out to the front overlooking its surroundings

Dining kitchen

Large, stylish, well designed dining kitchen entered from the hallway, the lounge as well as a uPVC double glazed rear entrance door. The hub of the home benefits from ample floor, wall and semi circular "end" units, pan drawers, NEFF built-in oven/microwave, AEG induction hobs and extractor hood, large fridge/freezer, built-in dishwasher and T&G laminate flooring

Rear entrance porch

The rear porch with ceramic tiled floor is fully glazed and is entered from the kitchen, and is also the rear entrance to the house.

Master en-suite bedroom

Carpeted room with freestanding wardrobes. It also benefits from an en-suite bathroom with double head mains shower plus an electric shower head. Laminated flooring.

En-suite bedroom / Snug room

This carpeted room is an ideal second sitting / reading room, but could also be a 2nd downstairs bedroom as it benefits from a shower room, with mains spa shower and cushion flooring, behind sliding glass doors.

Guest room

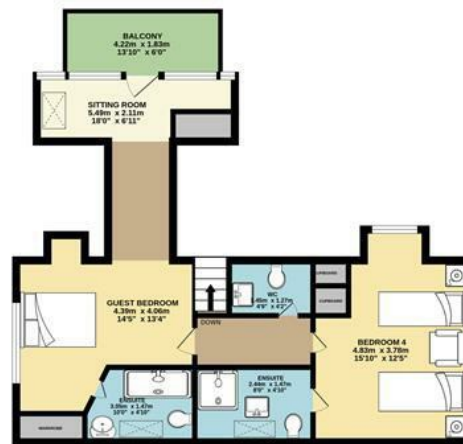
Spacious, luxurious, carpeted en-suite double room flowing into a sitting area, which in turn leads out onto a wooden terrace/balcony from which to relax while soaking up the surroundings. The en-suite shower room benefits from a double head mains shower



GROUND FLOOR



1ST FLOOR



DETACHED 4 EN-SUITE BEDROOM 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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En-suite twin room

Another carpeted room fitted with twin beds and en-suite mains spa shower. In this bedroom is also an "airing cupboard" which houses the inverter and battery for the solar panels.

WC

Upstairs is also a separate WC & sink with a handy shelved area for towels

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 (including Morrisons), 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.

GARDENS / EXTERNAL BUILDINGS

The property sits in a large, well established plot mainly laid to a mix of paving slabs, mixed stones and grass. Externally there is a wooden utility room which houses 2 washing machines and 2 dryers ; patio and barbecue area; garage with shed/workshop attached; another wooden cabin (currently a bar room), and a raised decking area on which there was a shepherd's hut. There is also the oil tank, log store and bin store.

EXCELLENT INCOME POTENTIAL

"Oakwood" offers an excellent opportunity to take over a successful bed & breakfast property which is now available for sale as the owners have decided to retire. The property is being sold with all carpets, curtains, blinds and light fittings included in the sale; and most furniture available by separate negotiation.

SOLAR PANELS

Oakwood benefits from 12 solar panels with inverter and battery (housed in the upstairs twin room)

SERVICES

The property benefits from all mains services

EPC : C
Council Tax : E

Broadband : BT Very good reception
Mobile O2 & Vodafone very good reception

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 2BG. 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.

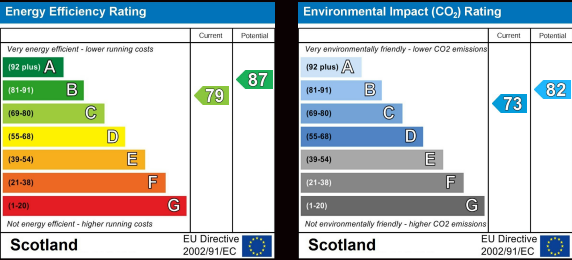
ASKING PRICE

This home is available for offers over £375,000

HOW MUCH IS YOUR HOME WORTH?

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