



CROFT ROAD STRATHCARRON | OFFERS OVER £380,000

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THE PROFESSIONAL ESTATE AGENTS





# CROFT ROAD

## STRATHCARRON

£380,000

Nestled on Croft Road in the charming village of Lochcarron, Strathcarron, Cam Ruairidh is a delightful detached house that offers stunning views of Loch Carron. This inviting property features four bedrooms, or alternatively, three bedrooms with an office, making it versatile for families or those seeking a peaceful retreat. Situated just half a mile from the picturesque village, this home combines the tranquillity of rural living with easy access to local amenities. The interior is designed for comfort and warmth, boasting uPVC double glazed windows and an efficient oil central heating system, which includes underfloor heating on the ground floor and radiators upstairs. The spacious lounge is enhanced by a large wood-burning stove, perfect for cosy evenings.

The exterior of Cam Ruairidh is equally impressive, featuring a generous wrap-around garden that provides ample space for outdoor activities and relaxation. A sizeable tunnel and pond add to the charm of the garden, while a detached wooden shed/workshop with attached log store offers practical storage solutions. This property is ideal for a variety of potential buyers, whether you are a family looking for a new home or an individual seeking a serene getaway. With its beautiful surroundings and thoughtful design, Cam Ruairidh is a wonderful opportunity to embrace the idyllic lifestyle that Lochcarron has to offer. Don't miss the chance to make this enchanting house your new home.

### DESCRIPTION

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a 4 bedroom, or 3 bedroom plus office, detached house on a large plot, benefitting from clear views of Loch Carron. Cam Ruairidh is a large family home offering flexible accommodation with B & B or horticultural income potential, and within a very desirable coastal and rural setting located approximately 1/2 mile above the very popular, picturesque village of Lochcarron. The property benefits from uPVC double glazed windows and oil central heating (underfloor heating downstairs and radiators upstairs), as well as a large wood burning stove in the open plan lounge / kitchen.

The spacious accommodation is entered via a glazed uPVC framed door into the relaxing sun room, from where the delightful loch and surrounding hill view can be enjoyed. This in turn leads into the open plan lounge/kitchen via a glazed door.

The Howdens fitted kitchen is seamlessly accessed from the large, solid wood floored lounge with the dining located at the side of the property. The kitchen is very well equipped with ample floor and wall units, built-in oven, induction hobs, dishwasher and fridge freezer, and benefits from a tiled floor. The utility room houses the washing machine, units and cupboard housing the boiler. The main bathroom is located downstairs as well as a bedroom or study/office. Upstairs is a large sitting room with double doors; 2 double bedrooms with dressing rooms, as well as a single room.

All in all, this property provides spacious accommodation and ample outside space for families.

Call your local Estate Agent Myfanwy Rowe for an appointment to view this home on 01445 - 731 533 / 07741 - 483 420.

EPC = C  
Council Tax = G

### LOCATION

Cam Ruairidh is quietly situated above the ever popular picturesque village of Lochcarron. The village enjoys stunning views and excellent facilities, including a general store with Post Office, garage/village shop, medical centre, hotel, cafes and churches. Children benefit from a Primary school within the village, while secondary education is provided at nearby Plockton High School, with transport provided. Only about a mile or two away is Strathcarron railway station for a train ride on the scenic Inverness line. Cam Ruairidh is in an ideal location for a varied range of pursuits, such as sailing, fishing, hill walking, cycling, golf, bird-watching or just relaxing.

Lochcarron is a popular tourist destination and is within reasonable distance of the Applecross peninsula (over the Bealach) and the attractive village of Shieldaig. Nearby attractions include Eilean Donan Castle, Isle of Skye and stunning mountain

ranges.

The Highland capital city of Inverness is approximately 63 miles by road and offers all city facilities which include links by road, rail and air to further destinations.

### GARDEN

The large wrap around landscaped garden which includes a sizeable tunnel and pond, also benefits from a detached wooden store shed/workshop and log store.

### SERVICES

The property benefits from all mains services

### 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 IV54 8YA. 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.

### DIRECTIONS

Coming into Lochcarron make your way to the Lochcarron garage; turn right at the garage up Croft Road. Half a mile along turn right for Cam Ruairidh which is the last property.

### ASKING PRICE

This home is available for offers over £380,000

### 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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4 BEDROOM DETACHED HOUSE

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 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.  
Made with Metropix (2020)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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			
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
	77		81

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





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