



RAONMOR GAIRLOCH | OFFERS OVER £170,000

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THE PROFESSIONAL ESTATE AGENTS





# RAONMOR

## GAIRLOCH

£170,000

This cosy home, which would be ideal for first time buyers, small family or retirees, is conveniently situated within the ever sought after village of Gairloch on the North West Coast of Scotland, and is within easy walking distance of all the village amenities and facilities. The property is a 2-bedroom semi-detached house, which benefits from electric heating and double glazing.

4 Raonmor is entered via a wooden vestibule at the side of the property. Downstairs is the lounge and dining kitchen, with 2 double bedrooms and a 3 piece bathroom upstairs. The house offers ample storage throughout the house, including floored attic and 2 sturdy sheds in the rear garden, while the front lawn provides a setting to relax and enjoy the surrounding natural beauty.

Council Tax Band : C  
EPC : D  
Mobile reception : good  
Internet reception : good

### DESCRIPTION

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market an attractively presented home in the ever sought after location of Gairloch on the North West Coast of Scotland. 4 Raonmor is set back from the road within front and rear gardens, while also conveniently located for easy access to the village facilities. The property benefits from stunning views and spectacular sunsets over the sea and outlook of the surrounding hills.

The property is entered via a wooden door with glazed panel into the side porch leading into the inner hall via a panelled glazed door which benefits from built in cupboards providing good storage. Downstairs is the front facing lounge with views over Gairloch bay. The dining kitchen has 2 windows to the rear and is fitted with ample base and wall units, built in oven, and additional built in cupboards providing further storage. Upstairs are 2 double bedrooms with fitted wardrobes; a 3 piece bathroom benefitting from a heated towel rail and vinyl flooring; and storage cupboard on the landing. A hatch with drop down ladder provides access to the insulated and fully floored loft space.

### 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, 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 bus service to Inverness 4 days a week, and once weekly to Dingwall.

### GARDEN

The property benefits from fenced garden grounds to the front, side and rear which are mainly laid to a combination of grass, paving and tarred driveway, providing ample off road parking.

### SERVICES

The property benefits from all mains services, telephone and TV points.

### 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 2DG. 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 £170,000

### MORTGAGE ADVICE

Want to make sure you are getting the best mortgage rate? Compare 1,000's of great mortgage deals. Fee-free independent mortgage advice that could save you time and money. Call one of our expert advisers now. 0800 999 1565.

### 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.

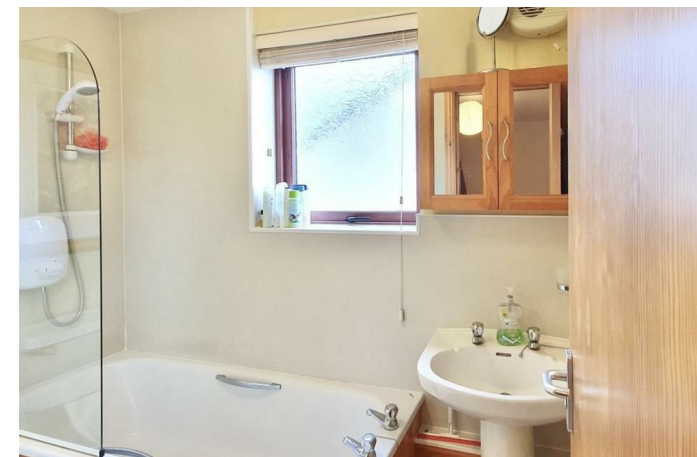
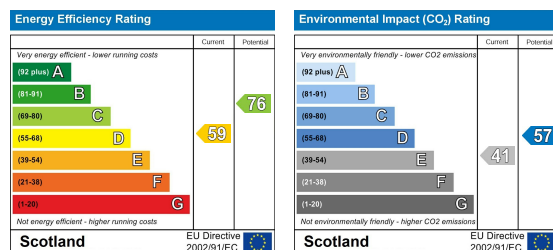
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1ST FLOOR



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





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