



GAIRLOCH | ASKING PRICE £250,000  
01445 731533  
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**AMAZINGRESULTS!**  
THE PROFESSIONAL ESTATE AGENTS



# GAIRLOCH

£250,000

AMAZING RESULTS!™ Estate Agents is pleased to offer to the market this 3 bedroom DETACHED BUNGALOW, on the sea front of the popular West Coast village of Gairloch. This home, would suit first time buyers, a family or retirees. The property offered for sale is located within the small coastal village of Gairloch, which is part of a magnificent peninsula in the Scottish Highlands.

The property is in need of some modernising, although it has already benefitted from a new kitchen fitted by the Vendors. Most of the windows are wood framed and double glazed with one uPVC window in the lounge. Electric heating throughout and also an electric heater in front of the fireplace in the lounge. A new consumer unit is due to be installed end of September 2025.

If required, "Janlens" is being sold with all fixtures and fittings included, otherwise it will be cleared before completion of sale.

## ALL ON ONE LEVEL!

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market an "all one level" home set in its own garden grounds in the ever sought after location of Gairloch on the North West Coast of Scotland. The home is entered via a white uPVC door into a small sun porch leading into the hallway, which in turn leads to all the rooms.

The property boasts a good sized open plan lounge / dining area which leads into the kitchen via a sliding door. The kitchen is fitted with ample floor and wall units, a NEFF built-in cooker housing unit and electric hobs, and built in fridge / freezer. The carpeted spacious lounge boasts a large window providing abundant natural light while making the most of the ever sought after combination of sea and mountain views. There are 3 double / twin bedrooms and 3 piece bathroom (with shower over the bath). There is also a linen / storage cupboard.

This home also benefits from an integral single garage with up and over door.

## LOCATION

The stunning coastline of Wester Ross is known for its superb scenery, white sandy beaches, wide open spaces and diverse wildlife. "Janlens" is very conveniently located in Gairloch for all the local amenities including a Post Office, bank, an ample variety of shops, Farm and Garden store, eating places, hotels, a health centre, churches, community centre, library, hairdresser, heritage museum, garage and filling station. The pharmacy is within walking distance, as is the butcher shop and the popular "Crumbs" takeaway.

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

A range of pursuits to satisfy all outdoor enthusiasts, and several well-known mountains within the vicinity. There are also several local tourist attractions nearby, including the famous Inverewe Gardens in Poolewe and the Russian Arctic Convoy display in Aultbea (6 miles and 13 miles north of Gairloch respectively).

The Highland capital city of Inverness is approximately 75 miles by road, and offers all city facilities which include links by road, rail and air to further destinations. There is a regular bus service to Inverness, and once weekly to Dingwall and Ullapool.

## GARDEN

The front and side gardens are laid to lawn, shrubs and trees, with a gravel / paved walkway to the front door; while there is abundant shrubbery growing up the rear terraced area.

## SERVICES

The property benefits from all mains services  
Broadband - BT  
Mobile reception - good

## 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 2BT. Click on "Request a Copy" and complete the form. An email will be sent to you immediately with a link to the home report.

## VIEWINGS

Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this very well presented 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 for sale for £250,000

## HOW MUCH IS YOUR HOME WORTH?

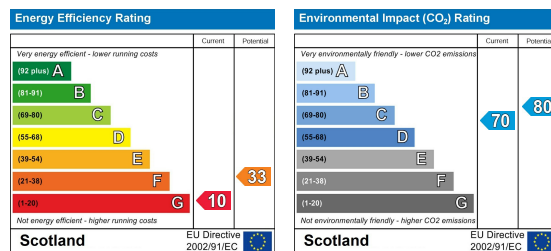
Find out today what your home is really worth! Get a free property valuation with Myfanwy Rowe, your local Ross-shire Estate Agent 6 days a week 8am-8pm on 01445 73 1533 | 07741 483 420 or book a free valuation online.

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3 BEDROOM BUNGALOW

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



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