







Superb opportunity to purchase a rarely available detached cottage in the pretty West Coast village of Scourie. Traditional slate-roofed cottage located on a quiet road in the village, a short stroll from the shop and the pier. The flexible accommodation comprises: Porch, Hall, Living Room, Kitchen/Diner, Studio, Inner Vestibule, Utility Store, Bedroom and Shower Room. Arch Cottage benefits from double glazing and electric heating. Low maintenance garden ground to front with two large wooden sheds. A large variety of birds visit the garden, such as redpolls, woodpeckers, gold finches, siskins, etc. Located in the North West Geopark on the scenic NC500 Tourist Route in the Scottish Highlands. Carpets, curtains, white goods and some furniture is included. Viewing is highly recommended.

Scourie is in an area of true scenic beauty situated on the NC 500 Tourist Route. There is a beautiful sandy beach with a jetty. Also in Scourie there is a Spar Shop, Hotel, primary school and petrol station. Additional facilities can be found in the village of Ullapool, approximately 43 miles away, where facilities include a supermarket, Post Office, hotels, restaurants and an excellent range of bespoke retail outlets. Ullapool also provides a gateway to the Inner Isles and is a productive fishing port. Education is provided at Scourie Primary School or nearby Kinlochbervie High School, to which bus transportation is provided daily. Inverness, the main business and commercial centre in the Highlands is approximately 94 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond. It is an ideal spot for hill walking with a distinct array of mountains. Also idyllic for loch and sea fishing, shooting, stalking. Nearby Handa Island, famous for its puffins, bonxies, fulmars, kittiwakes etc, is a short boat trip away.





### **Porch:** 2.87m x 1.73m

Bright porch with windows to front and side overlooking the garden. Entered via uPvc front door. Tiled floor and ample room for storage. Wooden storm doors with feature stained glass insets lead to the hall.

### **Hall:**

With stairs to the bedroom. Cupboard stores the electric fuses and meter. Dimplex heater.

### **Living Room:** 4.10m x 3.90m

Spacious room with window to the front and open views. Feature black exposed joists add character. Electric fire with wooden surround and over mantel mirror. Illuminated shelved alcove and fitted TV corner unit. The wooden display cabinet, electric recliner sofa and chair are all included. Fitted book shelves with storage cupboards below. Dimplex electric heater.

### **Kitchen/Diner:** 4.14m x 3.43m

Generously proportioned room with window to the front overlooking the garden. Tile floor. Wood base and wall mounted units provide good storage and work surfaces. The large cedar dresser is also included in the sale. Feature black exposed joists, under-unit and plinth lighting make this a cosy room. Integral extractor hood, fridge and dishwasher. Belling Farmhouse range cooker is also included. Tiled splashbacks. Ample room for informal dining. Dimplex heater.



### **Shower Room:** 2.44m (w) x 2.30m (w)

Practical ground floor shower room with window to the rear. Traditional white suite consisting of wash hand basin with cupboards below, WC and shower cabinet with electric Triton shower. Tiled splashbacks. Towel radiator and new panel heater.



### **Bedroom 1:** 8.52m x 3.07m

Stairs from the hall lead directly up to the spacious bedroom suite which occupies the entire first floor. Previously two bedrooms and could be reinstated, if required. Coombed ceiling adds character. Velux and two dormer windows to the front with sea views, further Velux to the rear. Finished throughout with wood cladding, making the room warm and comfortable. The bed is included in the sale. Large walk-in wardrobe at one end with hanging rails and shelving, stores the hot water tank. Dimplex heater.









**Studio:** *5.21m x 2.31m*

Large room situated off the kitchen. Currently used as a workshop/home office but could be provide a variety of options. Window to the side. New panel heater. Glazed door opens to the inner hall

**Inner Vestibule:** *2.10m x 1.19m*

Practical covered area with French doors opening to the rear. Window to the shower room.

**Utility Store:** *2.68m x 1.83m*

Large room providing copious shelved storage. Fitted cupboards and work surfaces. Windows to rear and side. Bosch washing machine, Logik chest freezer and Kenwood freezer are all included.

These particulars are for guidance only and whilst all care has been taken in preparation, they are not intended to form part of a contract of purchase. No liability will be accepted for any deviations. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or of what is included with the sale.

**Garden:**

The garden is found to the front of the property and bounded by a wall. Two large Tiger sheds with new metal roofs, power and light. Garden furniture is included in the sale. The garden is mainly laid to decorative gravel for low maintenance. Well stocked flower beds with a variety of colourful plants, hedging and shrubs. Sheltered and sunny paved patio area, ideal for outdoor socialising. Pond with fountain. External tap, lighting and electric power points.

**Viewing:**

Please contact The Selling Agents

**EPC Rating:** *E*



