

34 Strath, Lonemore, Gairloch IV21 2DA

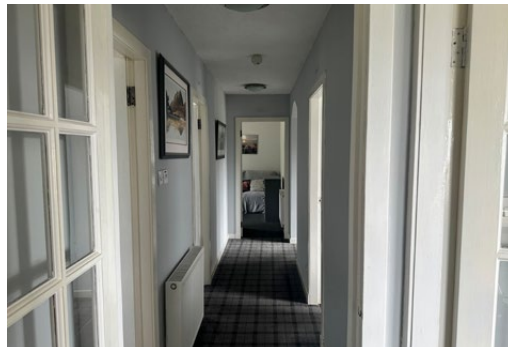
Offers Over £320,000





Set against the breath-taking backdrop of Loch Gairloch, this beautifully presented bungalow offers uninterrupted open views across one of the Scottish Highlands' most scenic coastal landscapes. Inside a cohesive and thoughtfully curated décor creates a natural flow from room to room, enhancing the home's sense of space and calm. Outside, a terraced alpine garden blends seamlessly with the rugged Highland surroundings, echoing the wild beauty of the area while offering a tranquil outdoor retreat.

Accommodation: Entrance Vestibule, Hall, Living Room, Kitchen/Diner, Conservatory, Bathroom, 4 Bedrooms and large floored attic space. The property benefits from double glazing, cavity wall, underfloor and loft insulation and oil fired central heating. The area has good WIFI and mobile phone signal. Generous parking and attractive garden with seating areas to enjoy the views. Viewing is highly recommended.



Smithstown, a small hamlet near Gairloch, is a truly scenic location situated on the north-west coast of Scotland with stunning views over the Minch and surrounding countryside. The Beinn Eighe Nature Reserve and mountains are a short drive away and the area offers excellent walking and climbing, including some beautiful coastal walks. Other attractions include whale and dolphin-watching, loch & sea fishing, bird-watching, pony-trekking and sea kayaking further amenities including hotels, restaurants, shops, garage, doctors and sandy beaches can be found in Gairloch. Loch Maree and Inverewe Gardens are located nearby.



Entrance Vestibule:

Bright functional room entered through a glazed Upvc door. A storage cupboard cleverly disguises entry to the attic which is floored and has lights/electrics. This space provides excellent accessible storage.

Hall:

Entry through a glass panelled door provides access to the bright spacious hallway.

Living Room: 5.63 x 3.76m

Well-proportioned, comfortable room with windows to front and side offering spectacular wraparound views of the Loch and hills. This bright room has an attractive wood burning stove and space for casual dining.

Kitchen/Diner: 3.84 x 3.31m

Spacious dining kitchen with elegant modern floor and wall mounted units. Gas double oven with 4 burner rings and stainless steel sink/drainage with mixer tap. Breakfast bar/Island provides ample space for informal dining. Radiator and dual aspect windows which continue the theme of magnificent views.

Conservatory: 5.70 x 2.05m

Further reception room with views to back. This multi-use space provides seating area to enjoy views of the garden along with practical utility room style functionality.



Bathroom: 1.86 x 2.38m

Light room with WC, wash hand basin and bath with Mira electric shower. Window to back. Stylish heated towel rail.

Bedroom 1: 3.52 x 3.60m

Spacious room to the front with superb views. Large wardrobe with hanging rail and shelves. Radiator.



Bedroom 2: 3.52 x 3.34m

Further double bedroom with views to the rear. Large built in wardrobe provides excellent storage. Radiator.

Bedroom 3: 2.86 x 2.33m

Bright modern room with views to rear, radiator.



Bedroom 4: 2.43 x 3.55m

Positioned at the front of the property this bedroom feels very light and airy, a fitted wardrobe allows for practical storage. Radiator.

Shower Room: 1.50 x 1.50m

Comprising modern white WC, shower enclosure with electric shower and vanity sink.

Externally

The property is accessed via a private driveway providing parking for a number of vehicles. The garden has been designed to complement its Highland setting, with a striking alpine scree garden that begins at the rear of the property and gently wraps around to the front, seamlessly blending into the rugged landscape. This low-maintenance space is both visually captivating and practical, requiring minimal upkeep while providing year-round interest. A newly seeded wild grass area promises to further enhance the garden's natural feel, encouraging local wildlife and seasonal colour. To the side of the house, a thoughtfully placed bench offers a perfect vantage point to sit and take in the sweeping views over Loch Gairloch – an ideal spot for a quiet reflection or morning coffee.

Directions:

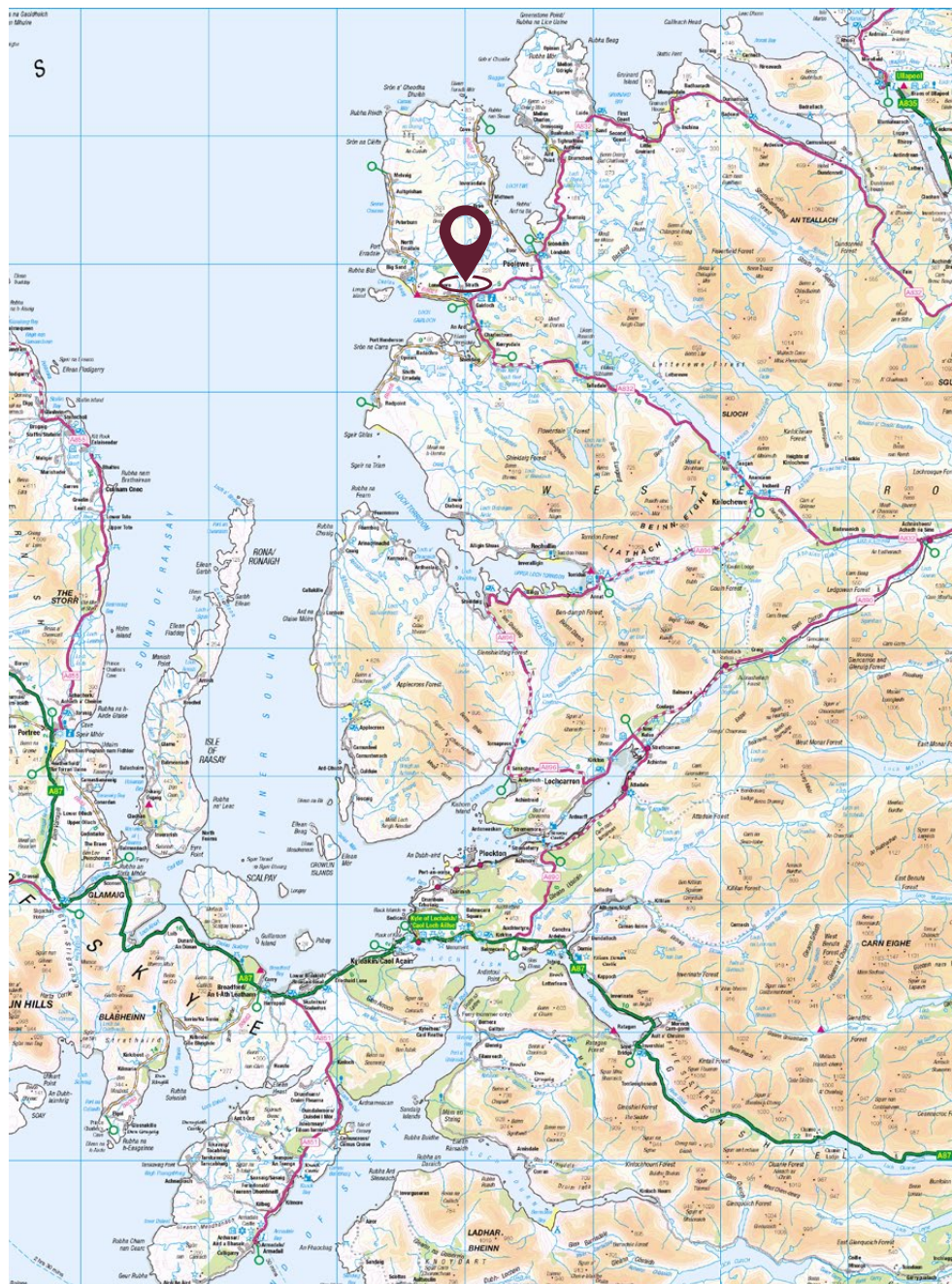
On entering Gairloch turn off the A832 onto the B8021 signposted, Big Sand, North Erradale and Melvaig. Follow this road through the village and after the cattlegrid take the right just after the 40mph signs. Go up this road and 34 Strath is the third house on the left. <https://w3w.co/perusing.cushy.sheets>

Viewing:

Please contact seller 07541 833465 or 07867 913551

EPC Rating: *Band D*

Council Tax: *Band E*



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.



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