



Innes & Mackay

## 8 Wester Alligin, Achnasheen, IV22 2HD

- DETACHED TWO BED COTTAGE
- EXTENDED AND MODERNISED BY THE CURRENT OWNERS
- WELL LAID OUT AND COMFORTABLE ACCOMMODATION
- BEAUTIFUL AND UNINTERRUPTED VIEWS OVER UPPER LOCH TORRIDON
- MANY ORIGINAL FEATURES
- VIEWING RECOMMENDED

Offers Over  
£300,000





## DESCRIPTION

Only by viewing this desirable, quaint and comfortable former croft house, will one appreciate its most wonderful location with outstanding and uninterrupted views out towards Upper Loch Torridon and beyond. Recently modernised and upgraded over recent years yet retaining many original features, this two bed property benefits from a superb open plan kitchen/dining and living room along with an additional room to the front from which to enjoy the lovely views. Viewing comes highly recommended in order to appreciate the location, views and rural living this property has to offer .

## LOCATION

Number 8 Wester Alligin enjoys the most outstanding and uninterrupted views across Loch Torridon and beyond. Local amenities can be found in nearby Torridon approx. 5 miles away and include a general store and café, a medical centre and a community centre/village hall which incorporates a gym. 7 miles from Alligin can be found the infamous and luxurious Torridon Hotel and Inn which has a bar and restaurant whilst also running a number of

activities. Primary Schooling can be found in either Shieldaig which is approx 13 miles away or Kinlochewe which is 15 miles away. Secondary Schooling is found in the town of Gairloch. Alligin itself is known for its outstanding natural beauty and for its wildlife. Many outdoor pursuits can be enjoyed in the area including hill walking, fishing, shooting and sailing but to name a few.

## GARDENS

Access to this property is via a single track leading to a wooden gate which opens onto the pathway. Enclosed with a mixture of stone dykes and post and wire fencing, the gardens are laid primarily to grass with a large patio area from which to enjoy the breathtaking views. There is a small timber shed providing good external storage and to the side, there is a gravelled area leading round to the rear of the property.

## FRONT ROOM/SNUG

**4.48 x 3.34 (14'8" x 10'11")**

Part glazed UPVC door with window to the side, opens into this cosy, yet bright and comfortable room which is currently used as an office/seating



area/Snug. Beautiful views can be enjoyed by virtue of the dual aspect windows over the fields to Loch Torridon. Laid with authentic floor tiles, this room provides access through to the kitchen/living room via a glazed door.

## **OPEN PLAN KITCHEN/DINING/LIVING ROOM**

**9.30 x 3.31 (30'6" x 10'10")**

This pleasing open plan living area comprises of a good supply of Shaker style floor based units and wall mounted cupboards all providing good storage and working areas. Inset in the work counter is the stainless steel sink with drainer to the side together with an electric Hob with pull out extractor hood above. There is an eye level double oven and integrally fitted is the washing machine along with fridge freezer. With ample space for dining, this room enjoys a log burning stove which has a fully lined chimney and is set on a large stone tile. A feature of this lovely room is the wood lined ceiling which creates a cosy feel to this already comfortable living area. Windows to the front overlook the gardens and out to the Loch. Oak door leads through

to the rear hallway.

## **REAR HALLWAY**

The rear hallway provides access to the two bedrooms and shower room.

## **BEDROOM 1**

**3.44 x 3.11 (11'3" x 10'2")**

Bedroom one is a comfortable room with a window to the side providing good light dimension. The floor is laid with attractive tiling and downlights give a pleasing finish.

## **SHOWER ROOM**

**2.07 x 1.91 (6'9" x 6'3")**

The shower room is furnished with a dual flush WC, wash hand basin inset in a freestanding cupboard providing storage and a quadrant shower cubicle housing an electric shower. Attractive tiling in the shower along with tiled flooring give this room a pleasing finish. Ladder style heated towel rail, wall mounted mirror and extractor light complete the shower room.





## BEDROOM 2

3.34 x 3.14 (10'11" x 10'3")

The second bedroom is a double room located to the rear of the cottage and has a window to the side providing good light. Floor tiles and downlights complete this room.

## HEATING

Modern electric heating.

## GLAZING

Fully double glazed.

## COUNCIL TAX BAND

This property is currently a Band B. Please note this is subject to change once exchanged.

## EPC

Band E44

## EXTRAS INCLUDED

All fitted carpets, curtains, blinds, Hobb, double oven and cooker hood, integrated fridge, freezer, washing machine and dishwasher. Other items of furniture can be made available under separate negotiation.

## SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points. There is also a Sky dish and excellent broadband connection.

## VIEWING ARRANGEMENTS

Viewing is through Innes and Mackay (01463 251200) or directly with the owners on 07841931110



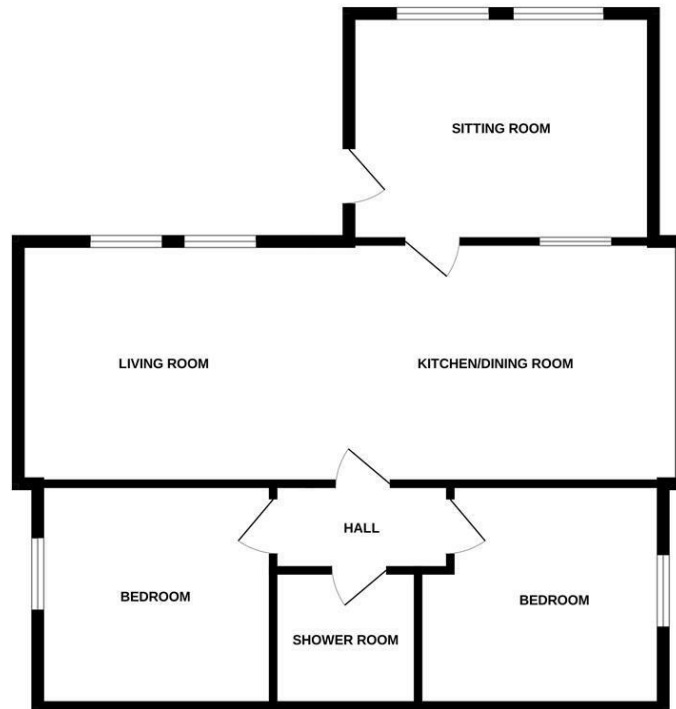








GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.  
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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