



*STUNNING 5 BEDROOM DETACHED HOME WITH A BEAUTIFUL VAULTED CEILING LOUNGE/SUN ROOM*



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McEwan Fraser Legal is delighted to present this spectacular 5 bedroom detached home. The first “wow” moment arrives when you walk into the gorgeous vaulted sun room/lounge, then when you venture outside it just keeps getting better, there you will find the current owner’s favourite spot with a seat overlooking Achmelvich Beach, you won’t find many better views in the Highlands.







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Inside, the property comprises of:

- Generous entrance hall
  - Fully equipped kitchen/dining area
  - Utility room
  - Incredible vaulted lounge/sun room
  - Downstairs WC
  - Small library room
  - Integral garage and workroom
  - 2 ground floor bedrooms, one with en-suite bathroom
  - 2 large double bedrooms on the 1st floor
  - 1 smaller bedroom/study
  - Family bathroom
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Kitchen/Diner







BEDROOM 4















**Bedroom 1**







**Bedroom 2**



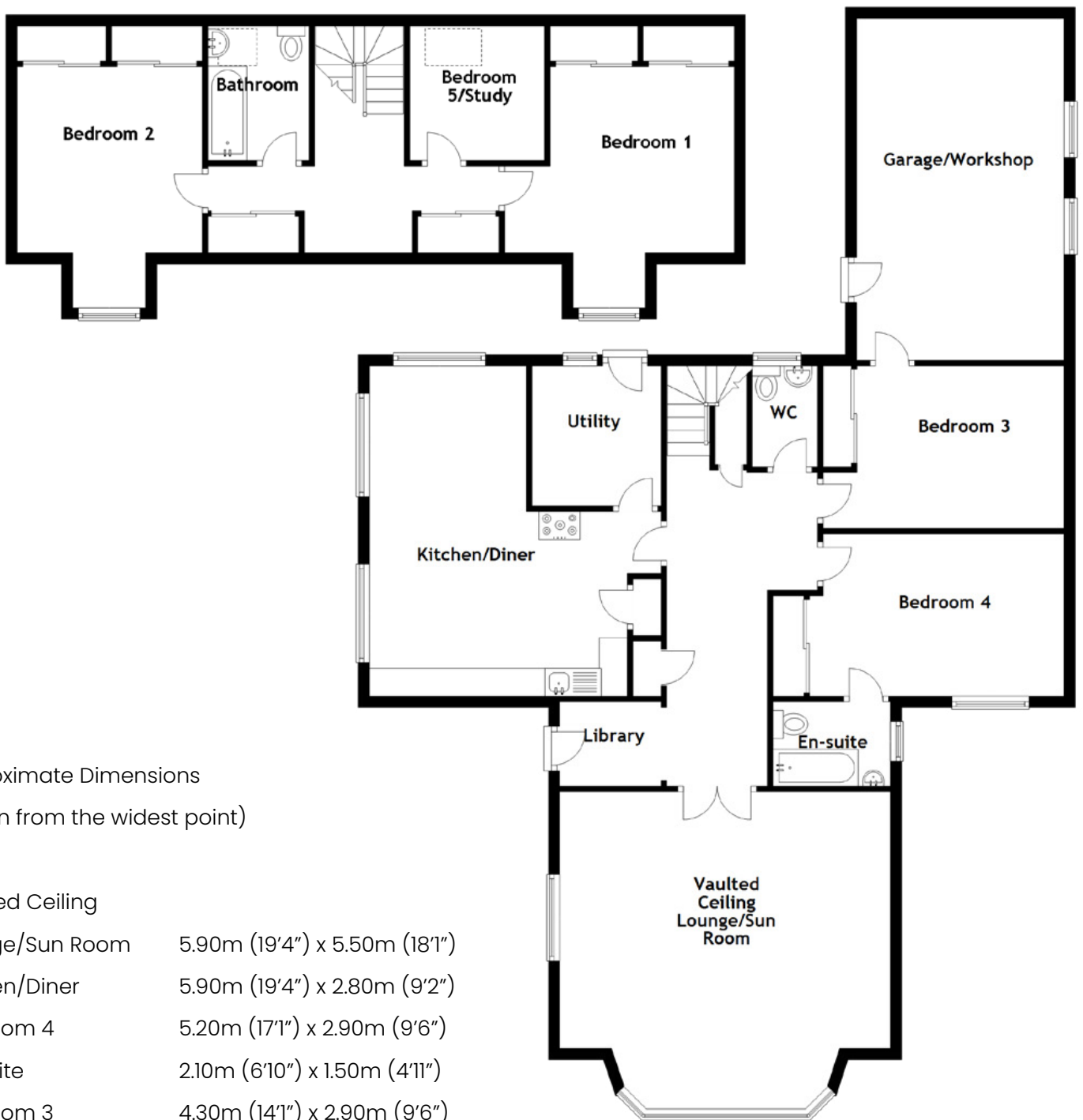




STUDY







Approximate Dimensions  
(Taken from the widest point)

Vaulted Ceiling

Lounge/Sun Room	5.90m (19'4") x 5.50m (18'1")
Kitchen/Diner	5.90m (19'4") x 2.80m (9'2")
Bedroom 4	5.20m (17'1") x 2.90m (9'6")
En-suite	2.10m (6'10") x 1.50m (4'11")
Bedroom 3	4.30m (14'1") x 2.90m (9'6")
Utility	2.50m (8'3") x 2.30m (7'7")
Garage/Workshop	6.10m (20') x 3.70m (12'2")
Bedroom 1	4.30m (14'1") x 4.20m (13'9")
Bedroom 2	3.32m (10'11") x 3.30m (10'10")
Bedroom 5/Study	2.40m (7'11") x 2.40m (7'10")
Bathroom	2.40m (7'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 162m<sup>2</sup>

EPC Rating: D



In addition to this the property is set on a sizeable plot with some of the North of Scotland's finest views and backdrops, as well as driveway parking for multiple cars and 2 large sheds for storage. This is a rare opportunity to acquire a true Highland retreat in one of the most beautiful parts of the country.







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Tangaroa is located in a spectacular elevated location taking advantage of wonderful views over lochs and hills. The spectacular and award winning Achmelvich Beach is a mere 4 minute walk from the property and can be viewed from the garden. The garden boasts fine views of the rugged Sutherland coastline and across the Minch to the Outer Hebrides and Northern Skye. Lochinver is just over 3 miles away and has a variety of shops, restaurants, Post Office & medical centre. Primary school pupils are taught in Lochinver with senior pupils travelling to Ullapool High School.

Ullapool is 37 miles away to the south and has many facilities including supermarket and shops. Inverness, just over 2 hours' drive away is one of the fastest-growing cities in Europe and provides a range of retail parks along with excellent cultural, educational, entertainment and medical facilities. Inverness Airport offers both UK domestic connections and several international flights.

The Scottish Highlands are a magnet for lovers of the outdoors and the ruggedness of the North-west Highlands, often referred to as the last great wilderness in Europe, boasts some of the most beautiful beaches and mountains in Scotland.

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## The Location





Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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