



£25,000 BELOW HOME REPORT VALUATION

Services

Mains water, electricity, and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains and blinds. White goods and furnishings. **Property to be sold as seen.**

Heating

Electric heating.

Glazing

Mixed glazing throughout.

Council Tax Band

C

Viewing

Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £270,000
 A full Home Report is available via Munro & Noble website.

Garden

Please note, the pink area coloured on the plans report is the only garden area offered for sale.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

**Baldarroch
 Inveralligin, Torridon
 IV22 2HB**

A delightful three bedroomed detached cottage with workshop/studio, which is located in Inveralligin and has electric heating and mixed glazing.

FIXED PRICE: £245,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Cottage
- 3 Bedrooms
- 1 Reception
- 1 Shower Room
- Electric
- Garden
- Office Potential
- Outbuildings

Lounge



Kitchen/Breakfast Room



Bedroom One



Bedroom Two





Property Description

Occupying an elevated plot and enjoying uninterrupted views over Upper Loch Torridon, Baldarroch is a charming, three bedroomed cottage situated in the remote crofting township of Inveralligin. Benefiting from mixed glazing, electric heating and a loft, early viewing is highly recommended to appreciate the space within and its picturesque location. The ground floor accommodation consists of an entrance porch and entrance hall (both having cupboards) a good sized bedroom, which is currently utilised as an office/study, a double aspect kitchen/breakfast room, a cosy lounge with fireplace, and a fully tiled shower room which has a WC, a wash hand basin and shower cubicle. The kitchen/breakfast room provides space for informal dining and is fitted with ample wall and base mounted units with worktops, a 1 ½ stainless steel sink drainer with mixer tap, splashbacks and an integral electric hob, oven and extractor fan. The kitchen gives access to the entrance hall, as well as the rear hall which has a door to the rear elevation. From the entrance hall, stairs rise to the first floor which comprises a small landing, a WC and two bedrooms, both having combed ceilings and one having fitted storage. All rooms apart from the kitchen, shower room and WC have front facing windows overlooking Upper Loch Torridon and the stunning surrounding area.

Externally, the cottage has a utility room which has a sink drainer and taps, a free-standing washing machine, tumble dryer, and two freezers, which are included in the sale price. An added feature of this home is the spacious timber workshop/studio which has power and lighting, ideal for professionals working from home. A further outbuilding located within the garden grounds provides extra storage, but requires maintenance. A shared, gravel road leads to the property driveway which provides off-road parking, and in turn leads to the front garden which is a combination of lawn, and patio, with a number of shrubs and a drying area. The rear garden is sloped and has a path, while being enclosed by fencing.

Baldarroch is situated on the North shore of Upper Loch Torridon in the village of Inveralligin. Local amenities can be found in nearby Torridon approx. 5 miles away and includes a general store/cafe, a medical practice, a community centre/cafe (offering evening meals) and an excellent restaurant and bar can be found across the Loch at the Torridon Hotel. Primary Schooling can be found in either Shieldaig which is approx 13 miles away or Kinlochewe which is around 15.5 miles away. Secondary Schooling is found in the town of Gairloch. Torridon is situated on the west coast of Scotland, approx. 70 miles to the west of Inverness. The area is a magnet for climbers, with 6 Munros.



Rooms & Dimensions

Entrance Porch
Approx 0.94m x 1.53m

Entrance Hall

Bedroom Three/Office
Approx 3.37m x 3.00m

Lounge
Approx 3.26m x 2.71m

Rear Hall

Shower Room
Approx 2.58m x 1.66m

Kitchen/Breakfast Room
Approx 5.12m x 2.61m

Landing

WC
Approx 1.37m x 1.83m

Bedroom One
Approx 2.86m x 2.74m

Bedroom Two
Approx 2.52m x 3.02m

External Utility Room
Approx 2.24m x 3.79m

Workshop/Studio
Approx 2.31m x 3.62m

Outbuilding
Approx 2.89m x 5.73m

