

**Services**

Mains water, electricity, and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds.

**Heating**

Electric heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

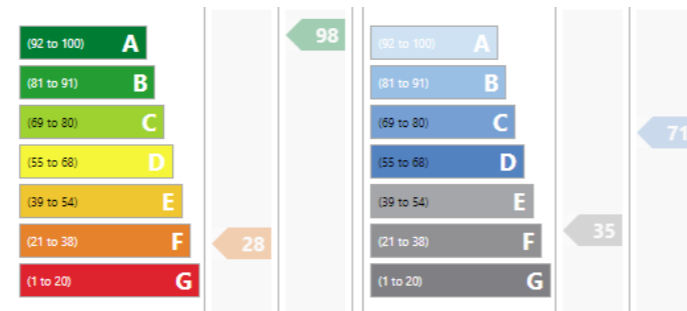
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £385,000  
 A full Home Report is available via Munro & Noble website.



**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.

**37 Harbour Street  
 Plockton  
 IV52 8TN**

A rare opportunity to purchase a three bedroomed cottage in the heart of the village of Plockton.

**OFFERS OVER £385,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

Bedroom One



En-Suite Shower Room



Bedroom Two



En-Suite Shower Room



Bedroom Three



Kitchen/Diner



Kitchen/Diner





Lounge



**Property Description**

37 Harbour Street, is located in the heart of the village of Plockton and offers many pleasing features including double glazing, electric heating, and stunning viewings over Loch Carron. The accommodation within is spread over two floors, with the ground floor comprising a spacious kitchen/diner, a front facing lounge (with feature fireplace, set within a wooden surround on a tiled hearth), two double bedrooms (both having fitted wardrobes with one of the bedrooms also benefiting from an en-suite shower room), and the family bathroom. The sizeable kitchen/diner comprises wall and base mounted units with worktops and splashbacks, a stainless steel sink with drainer and mixer tap, and the integrated goods include a dishwasher, a fridge/freezer, and an electric oven and hob; This room also provides space for a dining table and chairs. The accommodation is completed on the first floor by a further double bedroom, with an en-suite shower room. This bedroom also gives access to the rear elevation.

Externally, the property has a large rear garden which has tiered grass terraces with some mature plants and a seating area perfectly positioned to enjoy the sunshine and the views beyond. Viewing of this property is recommended to fully appreciate the size and the accommodation within as well as the peaceful and tranquil setting. The village of Plockton has a small general store with a café, a takeaway, a restaurant, a newsagent and a craft shop, as well as hotels with pubs, a library and a village hall which holds community events and art exhibitions. It is served by Plockton railway station, on the Kyle of Lochalsh Line. The Highland Capital of Inverness is located approximately 75 miles away where a comprehensive range of amenities can be found.

**Rooms & Dimensions**

- Kitchen/Diner  
Approx 3.35m x 4.05m
- Lounge  
Approx 4.01m x 3.37m
- Bedroom Three  
Approx 4.05m x 2.96m\*
- Inner Hall
- Bathroom  
Approx 1.64m x 2.89m\*
- Bedroom Two  
Approx 3.47m x 4.08m
- En-Suite Shower Room  
Approx 3.99m x 1.30m
- Landing
- Bedroom One  
Approx 3.46m x 4.66m
- En-Suite Shower Room  
Approx 2.02m x 3.55m

\*At widest point



Bathroom



Landing

