

Services

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

Extras

Solid fuel Aga.

Heating

There is no central heating within the property, but there is a wood burning stove in the lounge and a solid fuel fired Aga in the kitchen.

Glazing

Mixed glazing.

Council Tax Band

F

Viewing

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

Entry

By mutual agreement.

Home Report

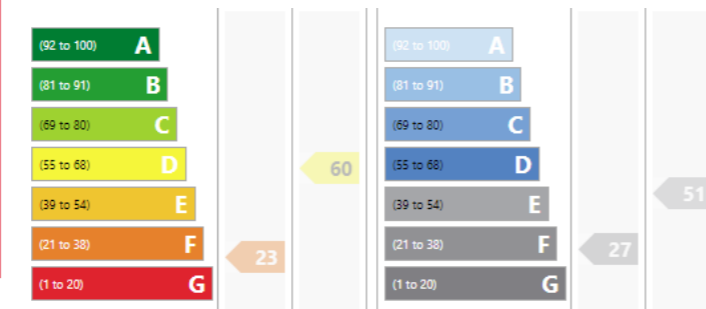
Home Report Valuation - £250,000
 A full Home Report is available via Munro & Noble website.

Croft Valuation - £54,758

Please note, separate offers for the property and croft would be considered.

Disclaimer

Please note, no guarantee is given regarding the condition of the solid fuel Aga and woodburner stove. Purchasers are advised to have them checked by a suitable qualified tradesman before use.



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.



**16 Diabaig
 Torridon
 IV22 2HE**

This four bedroomed, detached bungalow is located in the rural village of Diabaig, Torridon and has de-crofted garden grounds extending to 0.29HA and separate croft land which extends to approx. 3.26HA which is located nearby.

OFFERS OVER £305,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached Bungalow
- 4 Bedrooms
- 2 Receptions
- 2 Bathrooms
- No Fixed Heating
- Garden 0.29HA
- Outbuilding
- Croft 3.26HA

Utility Room



Sitting/Dining Room



Hall



Bedroom Two



Bedroom Three



Garden



Garden



Croft



Croft



Croft





Lounge



Kitchen/Breakfast Room

Property Description

Nestled in the tranquil countryside in the scenic village of Diabaig, and enjoying sensational views towards Loch Torridon and the mountains beyond, 16 Diabaig is four bedroomed detached bungalow with outbuildings and sizable garden grounds. The property occupies a secluded, de-crofted plot which extends to is 0.29HA, and has accommodation spreading over one floor. Although the property requires a degree of modernisation, once complete, it with appeal to a number of purchasers, especially families and viewing is recommended to appreciate all it has to offer. Internally, the well proportioned accommodation comprises an entrance vestibule which leads to the generously sized, triple aspect kitchen/breakfast room which features a solid fuel Aga and walk-in pantry. Off the kitchen can be found the family bathroom which has a wash hand basin, a WC and a bath with shower head over, a double bedroom and the double aspect lounge. This bright and spacious room boasts a wood burning stove, perfect for cosy evenings indoors and has carefully placed windows to enjoy the view over the loch. From the kitchen, a door gives access to a second kitchen/utility area which has a sink with drainer and mixer tap, wall and base mounted units, and stairs which lead down to the open plan sitting room/dining area. The hallway gives access to front elevation, three bedrooms (two with loch views) a storage cupboard, and a shower room with electric shower and wash hand basin, a WC and further room with a wash hand basin. The property has no fixed heating, mixed glazing and loft space, which offers additional storage.

Externally, the wild garden surrounds the property and is enclosed by mature trees and hedges, ensuring privacy. Within the grounds can be found a large stone outbuilding and a timber shed, which is accessed from the tarmac driveway located to the front elevation. The croft land extends to 3.26HA or thereby, with some parts overlooking the Loch and mountains beyond. The boundaries are formed by posts and fencing. Please note, part of the croft is fairly steep, with wooded areas, and likely to be of little or no agricultural use. Sited on the croft is a polytunnel, which is included in the sale.

Diabaig is a coastal fishing and crofting township in Wester Ross in the North West Highlands of Scotland. It lies on the northern shores of upper Loch Torridon, and beneath the mountain ridges of Ben Alligin. The village itself has a restaurant, and further amenities can be found nearby in Torridon which include 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. 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 (Scottish mountains over 3,000 ft) in the immediate area, and also nature lovers. The scenery is dramatic and considered to embody the North West Highland landscape.



Lounge



Bathroom



Kitchen/Breakfast Room



Bedroom One

Rooms & Dimensions

Entrance Vestibule
Approx 4.13m x 3.27m

Kitchen/Breakfast room
Approx 4.11m x 5.70m

Bathroom
Approx 1.88m x 1.61m

Bedroom One
Approx 4.65m x 4.95m

Lounge
Approx 5.72m x 5.83m*

Utility Room
Approx 3.32m x 3.14m

Sitting/Dining Room
Approx 4.50m x 3.22m

WC
Approx 1.57m x 1.60m

Shower Room Two
Approx 0.90m x 1.60m

Shower Room One
Approx 1.57m x 1.57m

Bedroom Four
Approx 3.06m x 2.57m

Bedroom Three
Approx 3.90m x 3.09m

Bedroom Two
Approx 4.27m x 2.97m

*At widest point