

#### Services

Mains water, electricity, and drainage.

#### Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. The folding gate leg dining table, low coffee table, wingback single chair, two seater sofa, sideboard, kingsize divan bed, two wardrobes, two bedside cabinets, table lamps and contents of cupboards.

#### Heating

Electric heating. There is a bottled gas supply serving the hob.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

B

#### Viewing

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

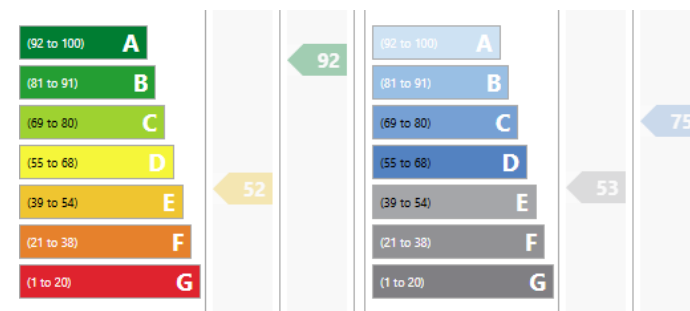
#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £135,000

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.



## The Old Post Office

### Badachro

### IV21 2AA

A unique, one bedroomed detached bungalow with garden grounds, that boasts a gated driveway, double glazing and electric heating.

**OFFERS OVER £135,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

🖨 01463 22 51 65

#### Property Overview



Detached Bungalow



1 Bedroom



1 Reception



1 Shower Room



Electric



Garden



Driveway



Open Plan Lounge/Kitchen



Open Plan Lounge/Kitchen





Bedroom



Bedroom





Open Plan Lounge/Kitchen



**Property Description**

Occupying a perfectly positioned plot, The Old Post Office is a charming detached bungalow that has been fully renovated by the current owners to make a comfortable home that will appeal to a number of purchasers, and enjoys uninterrupted views over Loch Gairloch and hills beyond. Viewing is essential, not only to appreciate the peaceful and tranquil setting and the accommodation within, but the potential it holds to lend itself as holiday let, offering purchasers a great income. The property has been designed for modern day living, and boasts electric heating, double glazed windows and good storage provisions. Inside, the attractive accommodation comprises a welcoming, open plan lounge/kitchen, which make the most of the stunning views, a double, front facing bedroom and a shower room which has a useful utility area. The welcoming lounge benefits from a wood-burning stove, perfect for cosy evenings indoors, and has French doors opening onto a well place patio area, ideal for alfresco dining. The modern kitchen is fitted with wall and base mounted units with worktops, wet-walled splashbacks, a sink with drainer and mixer taps, and a small breakfast bar for informal dining. There is a integral Beko eye level oven, a gas hob with extractor fan over and a free-standing fridge-freezer and dishwasher. The shower room comprises a sizeable storage cupboard, a vanity wash hand basin, a W/C and a wet-walled shower cubicle with main shower. This room also doubles as a utility room, with a washing machine and tumble dryer being neatly positioned in the corner of the room. Outside, the garden grounds surround the property and are of low maintenance being combination of lawn, gravel and patio. They are enclosed by timber fencing, with walling to the rear, offering a degree of privacy. Sited within the grounds is a garden shed which rests on an elevated position. A driveway to the side elevation offers parking for one vehicle, with on-street parking also available to the front elevation.

Badachro is an attractive village that clusters round Badachro Bay, a popular and very scenic anchorage on the south shore of Loch Gairloch in north west Scotland. It boasts the famous Badachro inn which serves excellent food, and where you can sit and watch the yachts go by. There are splendid walking opportunities in the area, both in the hills behind and along the dramatic coastline. Located nearby is the village in Gairloch which well serviced by a range of shops and facilities including primary and secondary schooling, medical centre, bank, general store, petrol station, leisure and community centre, golf course, harbour and a selection of eating places. Gairloch is one of the principal villages on the North Coast 500 route, and is tourist destination in the summer months. The area is renowned for its scenic grandeur, as well as its beautiful beaches and nearby mountains.

Shower Room



Shower Room



**Rooms & Dimensions**

Open Plan Lounge/Kitchen

Approx 7.70m x 3.44m

Shower Room

Approx 2.95m x 1.80m

Bedroom

Approx 2.70m x 5.00m

