



First Floor

Ground Floor

Services

Mains electricity, water and drainage.

Extras

All carpets, fitted floor coverings, white goods (sold as seen) and curtains. Some items of furniture are available.

Heating

Electric heating.

Glazing

Double glazed windows throughout.

Council Tax Band

F

Viewing

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

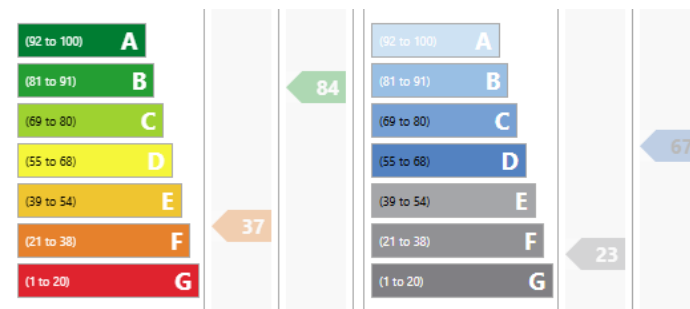
Entry

By mutual agreement.

Home Report

Home Report Valuation - £165,000

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.



Seabrook Strath, Gairloch IV21 2BT

A substantial, three bedroomed semi-detached villa with sea views located in the popular coastal village of Gairloch on the West Coast of Scotland.

OFFERS OVER £163,000

📍 The Property Shop, 20 Inglis Street, Inverness

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Property Overview



Semi-Detached Villa



3 Bedrooms



2 Receptions



1 Shower Room



Electric



Garden



Off-Street Parking

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two



Lounge



Property Description

Seabrook is a three bedroomed semi-detached villa, located right on the sea front and affords stunning views over the bay. The spacious accommodation offers comfortable family living space and would also make an ideal holiday home due to its desirable location. The property benefits from electric heating, double glazing, ample storage facilities, off-street parking and viewing is highly recommended to fully appreciate the size of the accommodation and features within. On entering the property, you are met with a front porch, which leads to the entrance hallway, off which can be found a sitting room, and a lounge, with dual aspect windows and feature multi-fuel stove. Completing the downstairs accommodation is the kitchen/diner. This room forms the heart of the home and provides excellent space for a table and chairs for informal dining. It has wall and base mounted units with worktops and splashback tiles, a Belfast sink with mixer tap and included in the sale is a washing machine, dishwasher, a freestanding fridge-freezer and an electric cooker (all of which are sold as seen). From the hall, stairs rise to the first floor which consists of a landing (which has loft access) three double bedrooms, two of which benefit from fitted wardrobes, a shower room and a family bathroom which comprises a WC, a wash hand basin and a free-standing bathtub.

Externally, the front elevation of the property is enclosed by walling and is of low maintenance being laid to paving, and has ample space for parking several vehicles, with a gate which gives access to the bay.

The village of Gairloch offers an excellent range of facilities including supermarkets, hotels, a restaurant, a garage, a post office, a bank, a health centre and a good selection of retail outlets. The village also boasts a nine hole golf course, horse riding, a sports leisure complex, a community hall and a stunning beach. Both primary and secondary education are available in Gairloch.

Sitting Room



Bedroom Three



Bathroom



Rooms & Dimensions

Front Porch
Approx 1.45m x 2.58m

Entrance Hall

Sitting Room
Approx 4.75m x 3.10m

Lounge
Approx 4.71m x 3.90m

Kitchen/Diner
Approx 3.92m x 4.64m

Bedroom Two
Approx 3.26m x 4.78m

Bathroom
Approx 1.81m x 2.98m

Bedroom Three
Approx 3.79m x 3.52m*

Bedroom One
Approx 4.79m x 4.00m

Shower Room
Approx 1.75m x 1.46m

*At widest point

