

#### Services

Mains water, electricity and drainage.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine, tumble dryer and a wooden shed.

#### Heating

Electric heating.

#### Glazing

Double glazed windows throughout.

#### Council Tax Band

E

#### Viewing

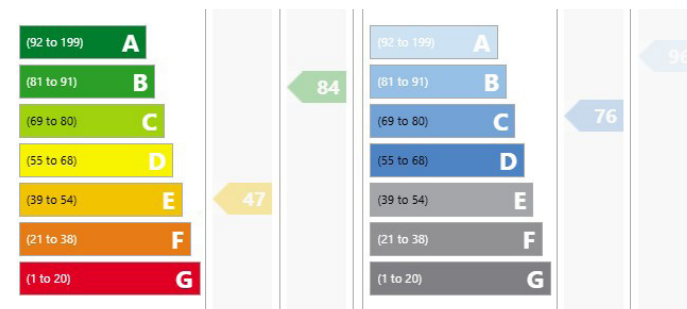
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £285,000.  
 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.



## Caladh Na Sithe, 43 Lonemore Strath, Gairloch IV21 2DB

A three bedroomed detached bungalow with stunning views, situated in the popular coastal village of Gairloch on the West Coast of Scotland.

**OFFERS OVER £284,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉ property@munronoble.com

☎ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Detached Bungalow



3 Bedrooms



2 Receptions



Sunroom



2 Bathrooms



Electric



Garden



Driveway



Lounge



Dining Room





Bedroom One



Bedroom Two





Kitchen



Property Description

Caladh Na Sithe is a deceptively spacious bungalow that will appeal to a variety of potential purchasers, especially families or those looking for a property with Air B&B potential. Boasting a wealth of pleasing features including electric heating, double glazed windows, large garden grounds, breathtaking views, ample storage provisions, a loft which is ready for conversion having been fully floored, has power sockets, electric heaters, a telephone line, and window, and early viewing is recommended to fully appreciate the accommodation within. Upon entering the property you are met with a useful utility room, off which can be found the kitchen, a dining room (with patio doors leading to the side elevation) a bright and spacious lounge with feature open fireplace set within a wooden surround on a tiled hearth, a sunroom, and bathroom. Completing the accommodation is the three double bedrooms,(all of which benefit from fitted wardrobes) with the principle bedroom having an en-suite shower room. The kitchen is fitted with wall and base mounted units with worktops, splashback tiling, and a 1 ½ stainless steel sink with mixer tap and drainer. The integrated goods include an eye-level oven/ grill, an electric hob with extractor fan over, and a dishwasher. Included in the sale is a washing machine and tumble dryer, which are located in the utility room. The bathroom and en-suite shower room are both fully tiled and comprise a WC, a wash hand basin, a bidet, with the bathroom having a bathtub with electric shower over, while the en-suite has a shower cubical with mains shower. Externally, the wraparound garden is predominantly laid to lawn, with mature shrubs and trees which gives the property a very private feel and attracts an abundance of wildlife. Pleasing features include two patio areas which are both perfectly positioned to enjoy the sunshine and the views over the bay, a wooden shed, and ample space for parking and turning for several vehicles. 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. It 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. The Highland Capital of Inverness is the main business and commercial centre in the Highlands and is located approximately 65 miles away. Inverness offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links.

Sunroom



Bathroom



Rooms & Dimensions

Rear Vestibule/Utility Room  
Approx 2.07m x 1.81m

Kitchen  
Approx 3.73m x 2.79m

Dining Room  
Approx 3.00m x 3.76m

Lounge  
Approx 3.81m x 4.70m

Inner Hall

Sunroom  
Approx 2.55m x 2.56m

Bedroom Two  
Approx 3.00m x 3.06m

Bedroom One  
Approx 3.55m x 4.26m\*

En-Suite Shower Room  
Approx 1.59m x 3.28m

Bathroom  
Approx 1.83m x 3.28m

Bedroom Three  
Approx 2.49m x 3.30m

\*At widest point

