

Approximate Gross Internal Area = 63.7 sqm / 686 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:150482 / Ref:84251)

**Services**

The property has no mains services but has electricity supplied via solar panels and a petrol fuelled generator, gas supplied via two bottled LPG cylinders and water supplied via two water tanks. Wastewater flows into a burn adjacent to the property, and the WC is a cassette unit which is manually emptied. Full details of the services can be found on the Home Report or can be supplied on request.

**Extras**

All carpets, blinds, fitted floor coverings, appliances, and furniture.

**Heating**

LPG gas central heating.

**Glazing**

Double glazed windows throughout

**Council Tax Band**

A

**Viewing**

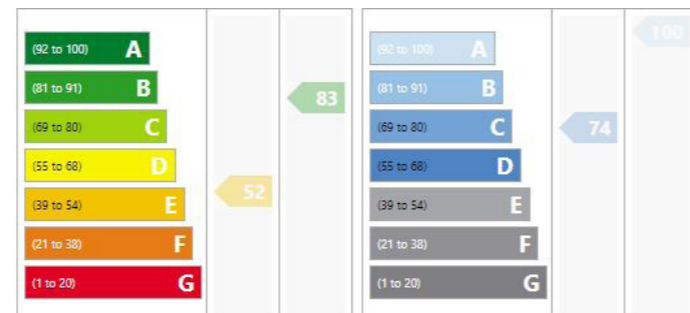
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £195,000  
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.



These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.



**4 Isle Horrisdale  
Badachro  
Gairloch  
IV21 2AD**

A beautifully presented, two bedroomed, detached cottage on the uninhabited Isle Horrisdale off the coast of Gairloch.

**OFFERS OVER £195,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Cottage
- 2 Bedroom
- 1 Reception
- 1 Shower-Room
- Front Garden
- LPG
- Solar Panels





Bedroom One



Bedroom Two



Bedroom Two



Shower Room







**Property Description**

We are delighted to present this one of a kind, unique opportunity to purchase a property on the remote island of Isle Horrisdale. 4 Isle Horrisdale is a two bedroomed detached cottage that was fully rebuilt and modernised between 2015 and 2021. The renovation has been completed to a very high standard and has provided the property with a clean, light, modern feel but is still in keeping with the traditional style of the building. This property will perfectly suit anyone looking for an escape from the commotion of modern life, while providing all of the comforts one expects from a family home such as double glazing, central heating, and full electrical services provided by solar panels and a generator. The internal accommodation opens into the open-plan kitchen/diner/lounge. This open living space is perfect for entertaining and features a wood burning stove and a fully equipped kitchen including a gas cooker with hob, under-counter freezer, fridge, splashbacks, base mounted units with worktops, and a stainless steel sink with mixer tap and drainer. Both the lounge and kitchen spaces have windows to the front elevation allowing for plenty of natural light. From the lounge, stairs lead up to the upstairs accommodation which consists of two double bedrooms and shower room. Both bedrooms are double aspect with Velux rooflights to the rear elevation which gives these rooms a bright and airy feel. The shower room features a walk-in shower, heated towel rail, WC, and a pedestal wash hand basin. Externally, the garden to the front elevation is laid to lawn and is partially enclosed by mature trees, and sighted here are two garden sheds which are included in the sale. Isle Horrisdale is an 80+ acre island off the coast of Badachro, Wester Ross. The island was officially listed as uninhabited in 2011 by the National Records of Scotland. There are 6 privately owned dwellings on the island each of which has its own boat and mooring arrangements. There are no roads or public services on the island providing any residents a true 'off-grid' experience. The nearest town is Gairloch, which is eight miles away, and the nearest city is Inverness which is approximately a 1.5 hour drive.

**Rooms & Dimensions**

Entrance Hall

Lounge/Kitchen/Diner  
Approx 3.60m x 8.85m\*

Landing

Bedroom Two  
Approx 3.57m x 2.78m

Shower Room  
Approx 2.37m x 1.77m

Bedroom One  
Approx 3.71m x 3.53m

(\*At widest point)

**Bedroom One**

