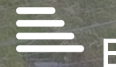




The Frenchman's Cottage, Upper Toscaig  
Applecross, IV54 8LY

Offers in the region of £110,000



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Offers in the region of £110,000

# The Frenchman's Cottage Upper Toscaig

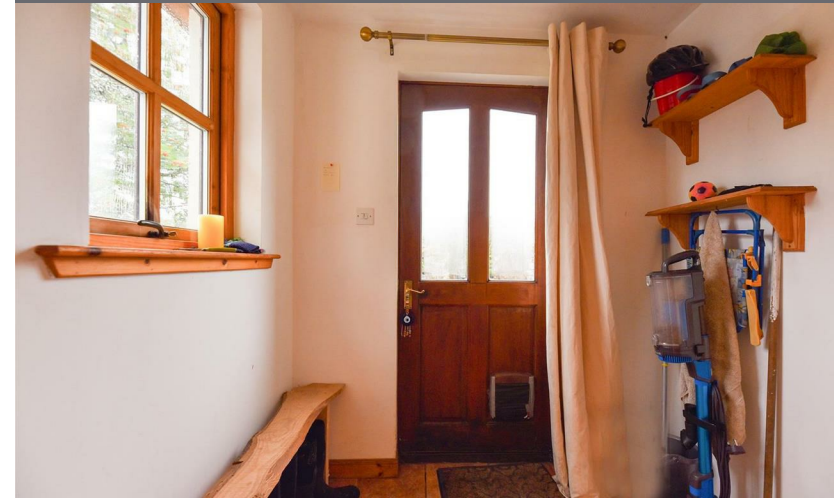
Applecross, IV54 8LY

- DETACHED COTTAGE
- ENTRANCE PORCH
- SHOWER ROOM
- RURAL LOCATION NEAR APPLECROSS
- ONE BEDROOM
- LOUNGE/KITCHEN/DINER
- ELECTRIC HEATING
- GREAT LETTING POTENTIAL
- BOARDED LOFT FOR STORAGE

\*NEW MARKETING PRICE OIRO £110,000\* A rare opportunity to purchase a one bedroom cottage in a rural location at Upper Toscaig, Applecross. The property comprises entrance porch, open plan lounge/diner/kitchen, double bedroom, shower room and boarded loft space. The cottage offers many pleasing features including a wood burner in the lounge, double glazed windows, electric heating, a modern kitchen and shower room. The property will appeal to a wide range of prospective purchasers including those looking for a holiday home or a property with great letting potential. Viewing is highly recommended to fully appreciate the cottage and its location.

## Location

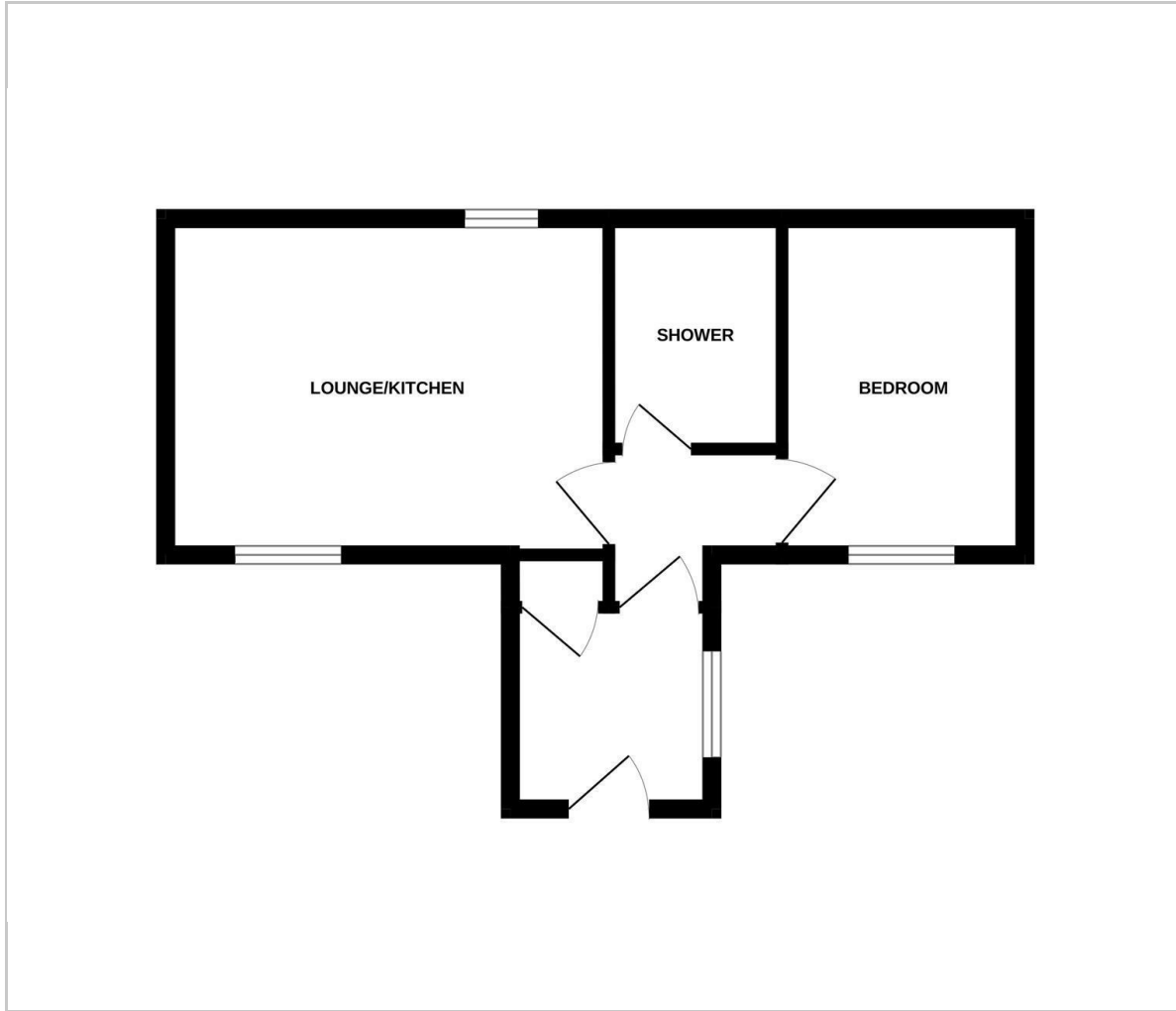
Upper Toscaig is a peaceful hamlet at the north end of Loch Toscaig, and approximately 3 miles south of Applecross on the West Coast. Facilities nearest the cottage include a village shop with Post Office and Inn at Applecross, and a little further afield Lochcarron offers a convenience store, cafes and petrol station. The area is a highly popular tourist destination with a host of natural attractions and activities on the doorstep including idyllic beaches and scenery, wildlife and bird spotting, walking, hiking, canoeing, sailing and road cycling. Inverness, the main business and commercial centre in the Highlands is approximately 85 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.



## ACCOMMODATION

ENTRANCE PORCH	6'2" x 4'11" (1.90m x 1.52m)
LOUNGE/KITCHEN/DINER	13'6" x 10'2" (4.13m x 3.12m)
BEDROOM	10'5" x 7'3" (3.18m x 2.23m)
SHOWER ROOM	6'11" x 4'10" (2.12m x 1.49m)

## Floor Plan



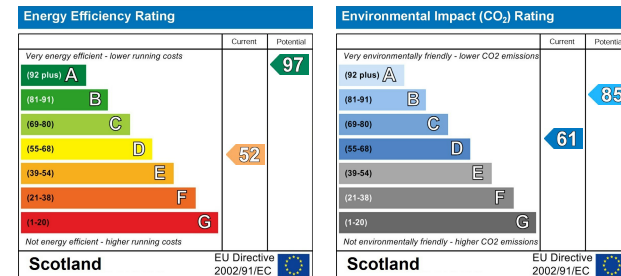
## Viewing

Please contact our Inverness Office on 01463 790140 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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