



BATHROOM

2.31m x 1.92m
Fitted with a white suite incorporating bath, wc and wash hand basin. Radiator. Wall mounted mirror with light incorporating shaver point above. Wall mounted cabinet. Pendant ceiling light. Velux window to rear.

BEDROOM

4.97m x 4.12m
This is another spacious room, with window to front enjoying a view across the garden to sea and mountains. Further Velux window to rear. 2 radiators. Two pendant ceiling lights. Ceiling hatch to floored loft space with light. Telephone points. Double louvre doors to shelved storage cupboard. Two doors to eaves storage. Carpet.

OUTBUILDINGS

There are two outbuildings (both with power and light) included in the sale, which are situated on neighbouring croft land for which the crofter charges a nominal rent. The metal store (3.93m x 2.96m approx) is set to the rear/side of the property. The timber workshop (5.87m x 3.48m approx) is to the rear.

GARDEN

The garden grounds, extending to approximately 0.334 acre mostly to the front of the property are laid mainly to grass with abundant wild flowers, mature bushes and trees. Small burn, Coal bunker. Water tap. Gravelled terrace to the front, and driveway to the side accessed from the track.

HEATING

The property benefits from LPG gas central heating supplemented by a multi-fuel stove in the lounge.

GLAZING

The subjects benefit from double glazing.

EXTRAS

The property is being sold as seen.

COUNCIL TAX

The current council tax is Band E. Please be aware that this may be subject to change upon sale.

SERVICES

The property benefits from mains electricity. Water is from a private supply. Drainage is to a septic tank.

ENTRY

By mutual agreement.

VIEWING

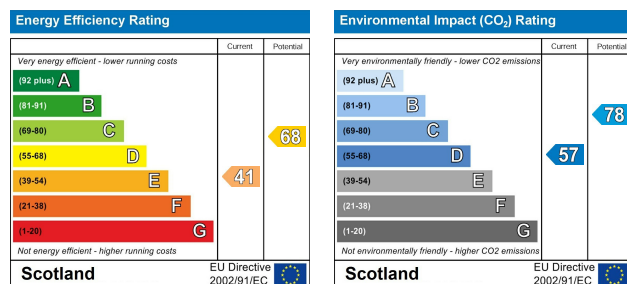
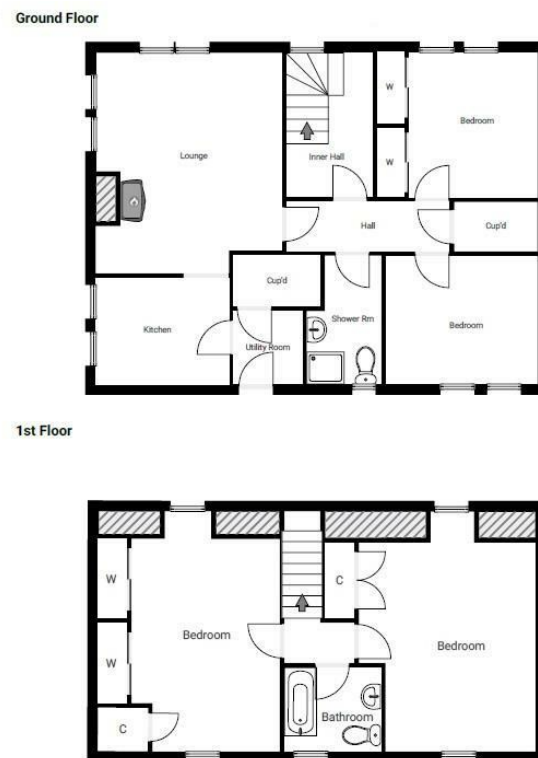
Contact Anderson Shaw & Gilbert Property Dept, part of Ledingham Chalmers LLP on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view.

EMAIL

asgproperty@ledinghamchalmers.com

HSPC REFERENCE

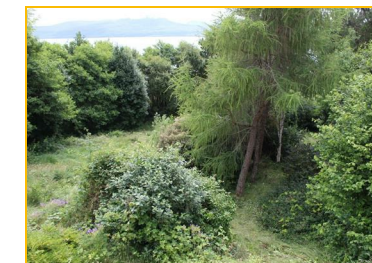
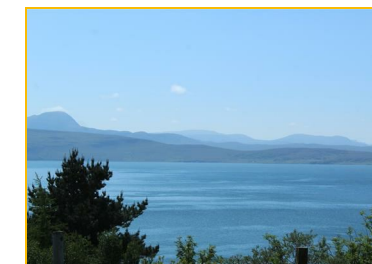
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167 Achduart, Achiltibuie, Ullapool, Ross-shire, IV26 2YL

Detached 4 Bedroom Villa Enjoying a Tranquil, Rural Position offering Privacy & Superb Sea & Mountain Views

- Hall
- Lounge
- Kitchen
- Utility Room
- Shower Room
- 4 Double Bedrooms
- Bathroom
- Gas Heating & DG
- Large Garden with Outbuildings
- EPC Band - E



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The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale. Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.



Fixed Price £275,000



DESCRIPTION

This detached property enjoys a tranquil, rural position with a high degree of privacy and superb sea views south over Loch Broom and west to the Summer Isles (though the view is currently restricted at present due to overgrown trees and bushes in the garden grounds). Whilst in need of some attention, the accommodation is flexible and bright offering good storage and well proportioned rooms set in garden grounds extending to approximately a third of an acre. The double aspect lounge has a multi-fuel stove providing a pleasing focal point and is open plan to the fitted kitchen. The bedrooms are all doubles with two particularly generous in size and there is a shower room or bathroom on each floor. Benefiting from gas central heating and double glazing, viewing is recommended to appreciate the potential of this good sized property and its lovely, scenic location.

LOCATION

The road along the Coigach peninsula is one of the most scenic drives in Scotland with fabulous views of the Coigach mountains, lochs and the sea. 167 Achduart appreciates a rural position some 3 miles from Achiltibuie. Whilst in a rural location, Coigach, has a strong crofting and creative community with galleries and local craft shops. Achiltibuie has its own local primary school, Achiltibuie Stores, petrol station & post office, the Coigach Community Hall (which has a regular doctor's surgery) and the Summer Isles Hotel. Residents and visitors enjoy walking, climbing, kayaking, sailing and fishing as well as the peninsula's sandy beaches, sea caves and abundance of sea and wildlife. Ullapool is approximately 27 miles away and has a secondary school (school bus service provided), supermarket, leisure centre (with pool), health centre and an arts centre as well as cafés, restaurants and shops.

DIRECTIONS

From Inverness take the A9 and A835 north and west for Ullapool. On entering the town, follow the road round to the right after the Shell Garage and up the hill. Continue along this road for about 10 miles and turn off to the left at the signpost for Achiltibuie. Follow this single track road for approximately 11 miles. At the T junction turn left (signpost for Achiltibuie) and follow the road into the village of Achiltibuie. Follow the road through the village, Polglass and Badenscallie and keep going (passing the school and a sign for a hostel) until you come to a sign for Achduart, to the right (this is approximately 2.7 miles from entering Achiltibuie). Carry on along the road for approximately 1.2 miles (you will pass a distinctive glass centred house on the right) and turn left onto a track leading up to 167 Achduart. The property is situated at the end of the track (through the gate). The turn off is approximately 0.3 mile from the glass centred house.



HALL

Carpet. Triple ceiling mounted spotlights. Radiator. Doors to two bedrooms, shower room and an inner hallway. Door to large cupboard with shelving and light (1.85m x 1.02m approx). Telephone point.

LOUNGE

5.22m x 4.36m longest/widest
The lounge is set with windows to the front and side of the property enjoying the superb surrounding aspect to sea and mountains (views currently restricted by the trees and bushes in the garden). Carpet. The multi-fuel stove is set on a stone fireplace with wooden mantle, providing a cosy as well as attractive focal point. Telephone point. Built in storage unit to the side of the fire, ideal for logs. Fitted unit giving good cupboard and drawer storage. Radiator. Glass panelled door to the hall. Open plan to the kitchen. Television aerial point and cabled for satellite.

KITCHEN

3.22m x 2.58m
The kitchen is open plan to the lounge and is fitted with base and wall units incorporating a one and a half bowl stainless steel sink with drainer. Radiator. Wooden flooring. Windows to the side looking onto the garden and croft land to mountain beyond. Tiling along work surfaces. Four branch ceiling spotlights. Gas cooker and under counter fridge included in the sale. Door to the utility room.

UTILITY ROOM

1.89m x 1.60m
This room is fitted with base and wall units incorporating stainless steel sink with drainer. Ceramic floor tiling. Pendant ceiling light. Wall mounted heating boiler. Wall shelving. Plumbed for a washing machine. Tiled along work surfaces. Door to large shelved pantry cupboard (2.14m x 1.11m) with light, coat hooks and housing the electric consumer unit. Door to kitchen.

BEDROOM

3.48m x 2.94m
This is a double bedroom set to the front with views to sea and mountains (currently restricted by the bushes and trees in the garden). Carpet. Radiator. Pendant ceiling light. Two sets of double sliding doors open to the fitted wardrobes with hanging rail and shelf in each. Telephone point.

BEDROOM

3.60m x 2.91m
This is another double room, set with window to the rear and currently being utilised as a store room/second utility area. Offering a multiple of uses, the room was in the past used as a studio and large darkroom, and still has a specialist trough sink fitted, should this be required. Radiator. Pendant ceiling light. Vinyl flooring. Fridge freezer. Chest freezer. Small fridge.

SHOWER ROOM

3.10m x 0.96m widens to 1.50m
Set with opaque window to the rear, this room is fitted with a tiled shower cubicle, wc and wash hand basin with tiled splash-back. Radiator. Pendant ceiling light. Wall mounted shelf with mirror and light incorporating shaver point above.

INNER HALLWAY

A door from the hallway opens into an inner hallway, which has a carpeted staircase leading up to the first floor landing. Radiator. Carpet. Triple ceiling mounted spotlights. Telephone point. Window to the front overlooking the garden.

LANDING

The carpeted staircase with banister leads up to the first floor landing. Carpet. Doors to 2 bedrooms and a bathroom. Velux window to front.

BEDROOM

4.96m x 3.44m approximately
This is a spacious and bright room with window to front enjoying a superb aspect across the garden to sea and mountains and further Velux window to rear. Carpet. Two pendant ceiling lights and two inset wall lights. Two sets of double doors to the fitted wardrobes offering generous hanging rails and shelving. Cupboard housing the hot water tank. Ceiling hatch to floored loft space with light. Doors to eaves storage.

