

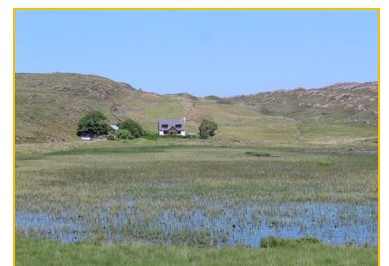


Eilean Tigh, 210 Clashmore, Lochinver IV27 4JE

Well Proportioned 4 Bedroom Detached Villa set in Large Garden Grounds with Outbuildings & Appreciating a Superb View Over Loch and Surrounding Countryside

**** £20,000 BELOW VALUATION ****

- Sun Room
- Lounge
- Kitchen/Dining Room
- 4 Bedrooms (1 En-Suite)
- Large Garden
- Electric Heating
- Double Glazing
- Bathroom
- Outbuildings
- EPC Band - D





DESCRIPTION

Eilean Tigh is a well presented, detached villa enjoying a peaceful and private location, set in well kept and beautifully maintained garden grounds. In good order throughout, the property offers bright and spacious accommodation enjoying spectacular views across Loch Neil Bhain and the surrounding croft land. The sun room, which is accessed from a raised patio area to the front of the property. is a spacious and airy room appreciating the lovely open aspect and leads into the vestibule and hallway of this lovely home. The spacious lounge is set to the front with multi-fuel stove providing a cosy feature and large window enjoying the open aspect towards to the loch and beyond. The kitchen is well fitted and equipped with large island and ample storage provision with opening leading into the dining room The ground floor bedroom is set to the rear with an en-suite shower room and the upper landing gives access to three further spacious bedrooms and the family bathroom. The property sits in good sized garden grounds with an abundance of flowers, bushes and trees and has a large green house to the side and a shed to the rear. There are further stone built outbuildings which have been separated into two sections as well as a walled garden, which offer excellent development potential, subject to Local Authority consent. Viewing is highly recommend to fully appreciate this comfortable property and its superb position.





LOCATION

The property is set in the crofting township of Clashmore on the Stoer Peninsula in Assynt, renowned for its stunning, wild scenery set amidst spectacular mountains and sandy beaches. Set just off the NC500, the property looks across a loch to the surrounding countryside. This is an ideal spot for those who, liking the great outdoors, can enjoy it from the warmth of a beautiful home. Here you can appreciate the wildlife, climb mountains and fish or sail on the sea, with Clachtoll, Clashnessie and Achmelvich beaches all a short drive away. On land there are red deer, otters and badgers. The bird life is prolific including buzzards and other birds of prey, gannets, skua, divers and oyster catchers. Assynt is famed for its numerous fresh water lochs offering wild brown trout fishing. Primary education is Lochinver Primary School and Secondary education is provided at Ullapool High School (bus service provided) Local necessities can be found in Lochinver, some 10 miles distant with further shops and service available in Ullapool, some 45 miles away. The city of Inverness, the capital of the Highlands, is approximately 98 miles away.

DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout and take the second exit on to the A835 towards Ullapool. From Ullapool, continue north on the A835 following the signs to Lochinver. Follow the road through the village of Elphin and then turn left at Ledmore junction onto the A837. Just before Lochinver turn right on the B869 towards Clachtoll and Stoer. Follow the road through

Clachtoll and on to Stoer. Turn left at the signpost for Stoer Lighthouse and follow the road along. Eilean Tigh is set at the head of the loch and accessed via a road to the right, before you reach the old primary school.

SUN ROOM

4.37m x 3.13m

Set to the front of the property this spacious and airy room has windows on three sides including high level windows and Velux windows ensuring full advantage is taken of the superb aspect across the garden grounds and beyond to the loch at the front and surrounding croft land. Tiled flooring with underfloor heating. Five branch ceiling light. Door with opaque glazed panel to the vestibule. French doors to the side opening to the garden.

VESTIBULE

1.18m x 0.92m

Situated off the sun room with glass panelled door opening to the hall. Wall mounted coat hooks with shelf above. Wall mounted electric consumer unit.

HALL

Electric storage heater. Door with under stair storage cupboard with coat hooks. Telephone point. Doors leading to the lounge, kitchen and bedroom.

LOUNGE

4.68m x 4.45m

This nicely proportioned room is set to the front with large window looking over the garden to the loch and surrounding

countryside. The multi-fuel stove is set in a stone fireplace with slate hearth and provides a cosy focal point. Telephone point and television aerial connection. Electric storage/convector heater.

KITCHEN

3.24m x 3.60m (widens to 4.14m)

Fitted with modern base and wall units incorporating an integrated fridge freezer and one and a half bowl stainless steel sink with drainer. Range master cooking stove with oven, grill, warming area and five ring ceramic hob with chimney style extractor hood above. The handy island unit provides more workspace with fitted drawers, shelving and wine racks. Fitted plinth fan heater. Opening to the dining room. Door to utility room.

DINING ROOM

4.15m x 2.73m

Allowing ample space for a large table and chairs, this room is set to the front of the property with window looking over the garden to the loch beyond. Electric storage/convector heater. Television aerial point.

UTILITY ROOM

2.95m x 1.60m

Fitted with base units incorporating a stainless steel sink with drainer, this room is set to the rear with window looking over the garden and beyond to croft land. Door with opaque glazed panel to the garden. Door to cupboard with light, shelving, coat hooks and housing the electric consumer units.

BEDROOM

3.45m x 2.57m (widens to 3.23)

Set with window to the rear this double room has an outlook across the garden to the croft land beyond. Double sliding doors to the fitted wardrobe with hanging rail and shelf. Sliding door to the en-suite shower room. Telephone point. Electric panel heater.

EN-SUITE SHOWER ROOM

2.23m x 1.01m

Fitted with a shower cubicle, wc and wash hand basin with wall mounted mirror and light, incorporating shaver point, above. Opaque window to the rear. Wall shelving.

LANDING

The carpeted staircase leads up from the hallway to the first floor landing. Velux window. Door to cupboard with hanging rail and shelf. Electric storage heater. Doors to three bedrooms and the bathroom. Hatch with pull down ladder to the loft space.

BEDROOM

3.93m x 2.56m (widens to 3.58m)

Set with recessed window to the rear looking across the garden to croft land beyond, this is a nicely proportioned room appreciating a fitted wardrobe with hanging rail and shelf. Wall mounted shelf. Electric panel heater.

BEDROOM

5.33m x 3.10m (widens to 4.13m)

This spacious room is set to the front of the front of the



property with window looking over the garden to the loch and surrounding countryside. Double doors to a fitted wardrobe with hanging rail and shelf. Electric panel heater.

BEDROOM

4.12m x 3.10m (widens to 4.13m)

Set with window to the front appreciating the lovely view over the garden grounds to the loch and surrounding countryside. Door to cupboard housing the hot water tank and shelving. Door to fitted wardrobe with hanging rail and shelving. Telephone point. Electric panel heater.



BATHROOM

3.65m x 2.86m (longest/widest points)

This good sized family bathroom is set with opaque window to the rear and is fitted with a bath with shower and screen above, wc and wash hand basin. Electric panel heater and towel warmer.



GARDEN

The property is set in large enclosed garden grounds laid mainly to grass with planted areas incorporating an abundance of flower, bushes and trees. The gravelled driveway allows generous parking. Shed. Water tap. Large greenhouse.

Please note: The neighbouring crofter has a pedestrian right of access across the driveway and through the gate at the back to access the back field.

OUTBUILDINGS

There is a stone byre with metal roof set to the side of the property which is separated into two rooms.

Attached to the byre is a walled garden with fruit trees and paved sitting area with gate opening into the main garden. There is excellent development potential subject to Local Authority consent.

ROOM 1 - 4.24m x 3.56m (approximately)

Power and light. Window to the side. Fitted workbench. Ceiling mounted electric heater.

ROOM 2 - 3.56m x 3.26m (approximately)

This room has a Perspex panel set within the metal roofing allowing natural light. Small window to the front. Power and light. Wall shelving. Stable door to the garden.



HEATING

The property benefits from electric storage/panel heating. The conservatory has underfloor electric heating.

GLAZING

The property benefits from double glazing

EXTRAS

All fitted floor coverings, blinds, curtains, cooking stove and extractor hood, integrated fridge freezer, washing machine and dishwasher are included in the sale price.

COUNCIL TAX

The current council tax on this property is Band E . You should be aware that this may be subject to change upon the sale of the property.





SERVICES

The property benefits from mains water and electricity. Drainage is to a septic tank.

ENTRY

By mutual agreement

VIEWING

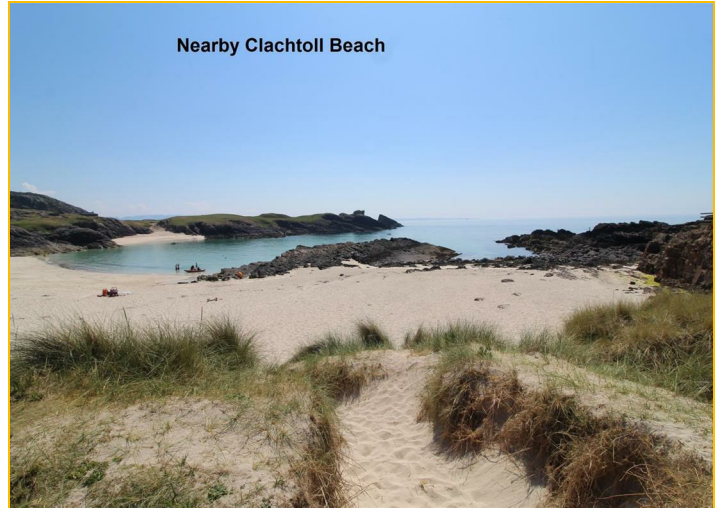
Contact Anderson Shaw & Gilbert on 01463 253911 on Monday - Friday 9am until 5pm to arrange an appointment to view. If calling on an evening or weekend, please call the Highland Solicitors' Property Centre on 01463 231173 and they will be able to arrange a viewing on your behalf.

EMAIL

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HSPC REFERENCE

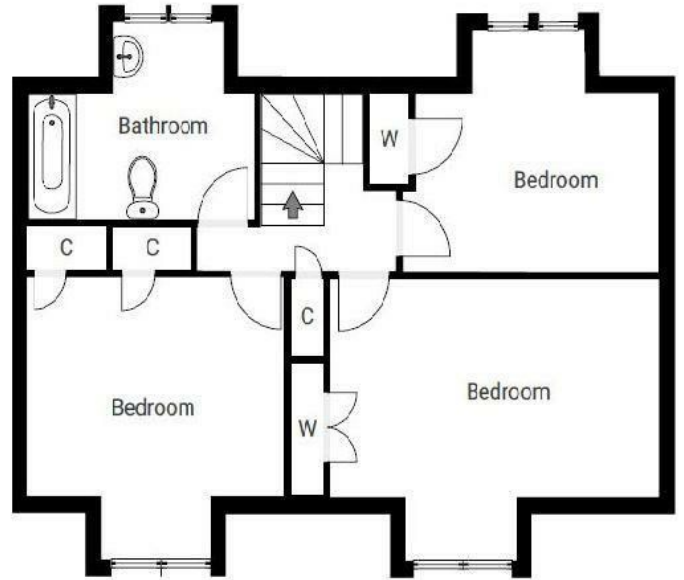
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Scotland	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Scotland	
EU Directive 2002/91/EC	





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