



ATTACHED STORE
5.50m x 1.92m approx
There is a good sized attached store set to the rear of the property, which is accessed from the garden. Door to shower room.

SHOWER ROOM
2.99m x 1.68m
This room has a fitted shower cubicle. Wall mounted shelf and mirror. Skylight window to rear.

GARDEN
The garden is mainly laid to grass and gravel with trees and hedging planted. Coal bunker. Steps up leading to the road.

HEATING
There is a stove in the lounge and an open fireplace in the kitchen.

GLAZING
The windows are single glazed

EXTRAS
The property is being sold as seen, with the exception of a few personal belongings which the Seller will remove before sale.

COUNCIL TAX
The current council tax band on this property is Band B. You should be aware that this may be subject to change upon sale.

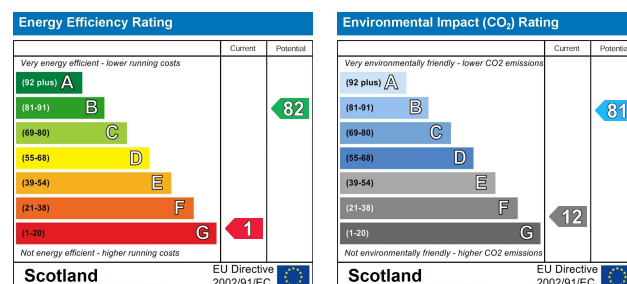
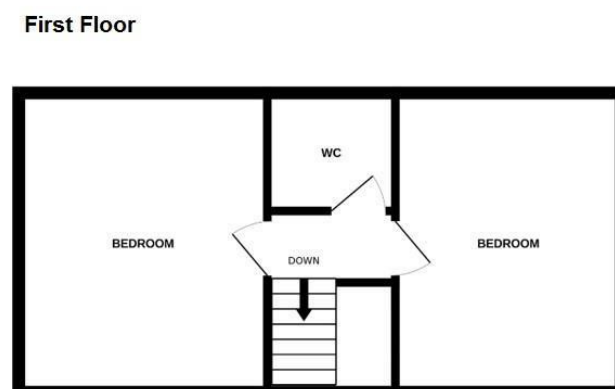
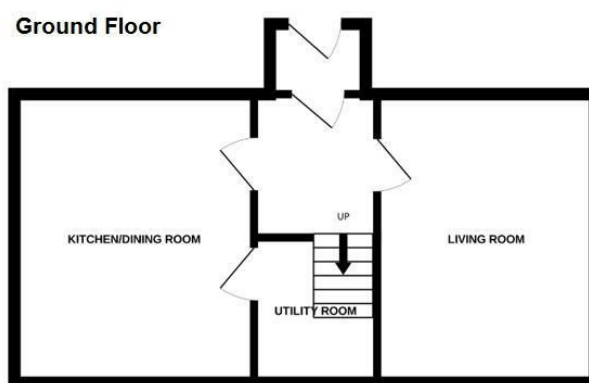
SERVICES
The property benefits from mains electricity and water. Drainage is to a septic tank.

ENTRY
Entry will be available from early September 2024 onwards

VIEWING
Contact Anderson Shaw & Gilbert, part of Ledingham Chalmers on 01463 253911 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 as they may be able to arrange a viewing on your behalf.

E-MAIL
ASGproperty@ledinghamchalmers.com

HSPC REFERENCE
60887



4 Rhiroy, Loch Broom, Garve, IV23 2SF

Charming 2 Bedroom Cottage Appreciating Lovely Views across Loch Broom to the Surrounding Hills.

- Vestibule
- Hall
- Lounge
- Kitchen/Dining Room
- 2 Bedrooms
- WC
- Workshop with Shower
- Enclosed Garden Grounds
- Lovely Views across Loch Broom
- EPC Band - G



Inverness Office: York House, 20 Church Street, Inverness, IV1 1ED
Telephone: 01463 253 911 | Fax: 01463 711 083
Ullapool Office: Village Hall, Ullapool
Telephone: 07780 600 218 (Monday & Wednesdays & by appointment)
www.andersonshaw.com | property@solicitorsinverness.com

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.



Offers Over £165,000



DESCRIPTION

This charming, detached cottage dates back to circa 1912 and is set in easily maintained garden grounds enjoying an open aspect across Loch Broom. Offering deceptively well proportioned accommodation, the Jotul stove in the lounge provides an attractive focal point and the kitchen has ample space for dining with small scullery off. The two bedrooms are both doubles and are set on the first floor along with a wc, and there is a shower room set off the external store accessed via the garden. Owned by the same family since 1977, it is with a heavy heart that this property comes to market and it really must be viewed to be appreciated.

Please note: This property is of non-traditional construction

LOCATION

This property enjoys an enviable situation and appreciates fine views across the loch to the hills beyond. Set approximately 12 miles from the village of Ullapool on the coast of Wester Ross-shire, which offers many local amenities, including a leisure centre with swimming pool, a health centre, primary and secondary schools (school bus provided), golf course, a large supermarket and many other shops and cafe's. Leisure pursuits such as sailing (The Loch Broom Sailing Club has an active seasonal calendar), hill walking and mountaineering, fishing etc. are all available near at hand. Inverness, the Highlands capital, is approximately 53 miles away and the property is set just off the NC 500.



DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Go past the Braemore junction and continue on the A835 for another 5 miles (approx.) and turn left at the signpost for Loggie. Go across the bridge and turn right at the crossroads at the sign for Loggie. Follow this road into Rhiroy and the property is set on the right hand side.

ENTRANCE VESTIBULE

1.36m x 1.12m

A door opens from the garden into the vestibule, which has a small window set to the side. Door with opaque glazed panel opening to the hallway.

HALL

The hallway has doors opening to the lounge and kitchen. Stairs lead to the first floor accommodation.

LOUNGE

4.18m x 3.21m

This is a nicely proportioned room with window looking over the garden to Loch Broom and the hills beyond. The room is wood lined, with a wooden floor and Jotul stove providing a cosy as well as attractive focal point.

KITCHEN / DINING ROOM

4.18m x 3.21m

This is another nicely proportioned room fitted with base units incorporating a stainless steel sink with drainer. Slot-in electric cooker, fridge and microwave. There is an open fire, which is set in a stone fireplace with wooden mantel and the walls and ceiling are, like the lounge, wood lined. Window to the front looking across the garden to Loch Broom and the hills beyond. Door to a small scullery.

SCULLERY

2.00m x 0.98m

This room is set below the stairs and houses a Belfast style sink. Wall shelving.

LANDING

The stairs lead up from the ground floor hallway to the first floor landing, Skylight window to the rear. Wall mounted electric meter and fuse box. Doors opening to the bedrooms and a wc.

BEDROOM

4.17m x 3.21m

This double room has coombed walls to either side and a window to the front looking across the garden to loch Broom and hills beyond. Feature cast iron painted fireplace.

WC

1.97m x 1.85m

Fitted with a white wc and wash hand basin. Skylight window to front with outlook across the garden to Loch Broom and hills beyond.

BEDROOM

4.17m x 3.22m

This is another double room with coombed walls to either side and a window to the front looking over the garden to Loch Broom and surrounding hills beyond.

