



Wayside, Strath, GAIRLOCH, IV21 2BZ

Offers Over £300,000

REF: 60460





description

A unique opportunity to purchase a 6 bedroom, detached villa which has previously been used as a Guest House, enjoying a superb location in the popular West Coast village of Gairloch with views overlooking Strath Bay. The property boasts four spacious letting bedrooms along with two further bedrooms within the owner's accommodation. Wayside offers a "home and income lifestyle" within a thriving village community.

The property benefits from double glazing and oil-fired central heating and can be sold fully furnished and equipped. The current owners have previously traded on a seasonal basis but given the popularity of the area and the increasing tourist trade the guesthouse has potential to operate all the year round.

The owners accommodation consists of: owners lounge with sea views and benefits from a wood burning stove with oak mantle and external access; the owners kitchen/diner offers a good selection of base and wall mounted units, complementary tiling to splash back, dishwasher, Rangemaster cooker, fridge freezer, washing machine, tumble dryer and ample room for dining with patio doors leading to the rear garden; store room; a fully tiled bathroom comprising a bath with electric shower over, WC and wash hand basin; office which could be utilised as a further bedroom; access to the upper floor where there are two bedrooms.

The guest accommodation which can be accessed internally but also has its own external access, consists of: front facing lounge which can be used solely for guests staying which benefits from an open fire with tiled hearth and wood surround; breakfast room which can comfortably cater for eight covers and enjoys views across Strath Bay and beyond; four letting bedrooms sleeping up to eight guests; two of the bedrooms benefit from en-suite shower rooms; and the further two bedrooms have use of a shower room comprising an electric shower, WC and wash hand basin.

The property sits within immaculately kept garden ground with a paved patio area providing ideal venue for alfresco dining. The garden is mainly laid to lawn with a good selection of mature shrubs and bushes. Public parking is available opposite the property for both residents and visitors. The property benefits from a shed providing outdoor storage.

The village of Gairloch is situated on the shore of Loch Gairloch offering unspoilt scenery with stunning landscapes, sea views and wildlife making the area a popular tourist destination. There are several sandy beaches in the area including Big Sand, and a golf course all within easy reach along with an excellent host of outdoor activities including sailing, hillwalking, shooting and fishing. Gairloch offers excellent facilities all of which are right on your doorstep including a general store, Post Office, butchers, bakers, pharmacist, hotels, restaurants and a small selection of retail outlets. Primary education is provided at Gairloch Primary School and secondary education is at Gairloch High School. Ullapool is within easy commuting distance and offer excellent facilities including supermarket, bank, hotels, restaurants and a good range of retail outlets.

Inverness, the main business and commercial centre in the Highlands, is approximately 70 miles away and offers extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the South and beyond.



Entrance Hall	1.85m x 1.70m (6'0 x 5'6)
Lounge	5.27m x 4.69m (17'3 x 15'5)
Kitchen	5.46m x 4.44m (17'11 x 14'6)
Pantry Room	2.66m x 1.33m (8'9 x 4'3)
Office/Bedroom 7	2.65m x 2.33m (8'8 x 7'8)
Bathroom	2.02m x 1.74m (6'8 x 5'9)
Bedroom 5	4.71m x 3.07m (15'5 x 10'0)
Bedroom 6	2.87m x 2.74m (9'5 x 9'0)
Guest Lounge	3.91m x 3.18m (12'9 x 10'5)

Breakfast Room	3.97m x 3.57m (13'0 x 11'9)
Bedroom 1	3.96m x 2.71m (13'0 x 8'11)
Bedroom 2	3.91m x 2.69m (12'9 x 8'9)
Shower Room	3.15m x 1.80m (10'3 x 5'11)
Bedroom 3	3.45m x 2.87m (11'3 x 9'5)
En-suite	1.74m x 1.44m (5'9 x 4'9)
Bedroom 4	4.45m x 2.80m (14'6 x 9'2)
En-suite	1.69m x 1.21m (5'6 x 4'0)







General

All floor coverings, light fittings, curtains, blinds, dishwasher, washing machine, tumble dryer, rangemaster cooker, microwave and 'Bed and Breakfast' related furnishings and equipment are included in the asking price.

Services

Mains water, drainage, electric & oil tank.

Council Tax

Council Tax Band E

EPC Rating

F

Post Code

IV21 2BZ

Entry

By mutual agreement

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/BB/SMIT196/3

Price

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Directions

From Inverness, head North on the A9. At Tore roundabout, take the 2nd exit onto A835. At the next roundabout take the 2nd exit continuing on the A835. After you exit Garve, turn left onto A832. At the next roundabout take the 2nd exit signposted for Gairloch, continuing on the A832. Continue through Gairloch and turn left on B8021 signposted for Strath. Continue along the front and as you climb the bend bearing right, the property is on your right hand side. Parking is available opposite the property.

If you are thinking of selling your property, we offer a FREE Valuation.
Please call our Property Department on 01463 235559 for further details.



