



Tigh A' Chreagan, Toscaig, Applecross, IV54 8LY

Fixed Price £220,000

REF: 60955





If you are looking for an idyllic Highland hideaway in a stunning location, Tigh A' Chreagan could just be the property for you. Located in Toscaig on the Southern end of the Applecross peninsula on the West Coast of Scotland, this charming, traditionally built two-bedroom cottage dates circa 1890 and has been lovingly restored over the years to retain much of its original character. The cottage benefits from an elevated position, double glazing, a combination of new electricity radiators and storage heaters along with a wood burning stoves in both the lounge and kitchen, offers stunning views from each room across open countryside and comes with full planning permission for the creation of an extension to the side of the property. Full details of the Planning consents can be found on the Highland Council Website. From the garden you enjoy a sea view towards the Inner Sound and the Isle of Skye. Given its unique location this property would appeal to anyone looking for peace and tranquillity with nearby village facilities or would also lend itself to ideal holiday accommodation. Only by viewing can you fully appreciate the potential this cottage has to offer and the truly enviable location.

The accommodation consists of: a hallway; lounge enjoying the stunning outlook with a wood burning stove set in a traditional wood surround providing a welcoming focal point; a well-appointed kitchen/diner with deep window ledge, a selection of base units with complementary work top and tiling to splashback, wood panelled ceiling, oven, hob, fridge and an Ingle Nook set wood burning stove, bathroom comprising a three piece suite in white with an electric powered shower to bath. On the upper floor are two good sized double bedrooms both enjoying the same stunning outlook and a large store cupboard. The cottage sits in garden ground plot, fully enclosed by a dry-stone dyke and fencing. The garden is mainly laid to grass with a raised decked area providing an ideal venue for al fresco dining or where one can sit, enjoy the sunshine and your tranquil surrounding. An outbuilding is plumbed for a washing machine and has space for a tumble dryer. There are two further woodsheds. There is ample parking at the bottom of the private path leading to the property.

The property is reached via undoubtedly some of the most stunning scenery in the Scottish Highlands and the highly popular village of Applecross is approximately 4 miles away. Facilities nearest the cottage include a Post Office and the renowned Applecross Inn. The area is a highly popular tourist destination with a host of natural attractions on your doorstep, including The Sand Beach, while Coral Bay Beach and the Pier are within walking distance. Other activities available nearby including hill walking, sailing and the famous Inverewe Gardens while the North Coast 500 also runs very close by. Additional facilities can be found in the village of Lochcarron, approx. 40 mins drive away and include a general store, hotels, cafes, small selection of retail outlets and golf course. Inverness, the main business and commercial centre in the Highlands is approximately a 2 hour drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Hall	2.40m x 3.33m (7'9 x 10'11)	Bedroom 1	3.11m x 3.02m (10'2 x 9'11)
Kitchen/Dining	3.66m x 2.86m (12'0 x 9'5)	Bedroom 2	3.62m x 3.29m (11'11 x 10'9)
Lounge	3.71m x 3.30m (12'2 x 10'9)	Bathroom	2.48m x 1.36m (8'2 x 4'6)
Upstairs Landing	2.15m x 1.03m (7'0 x 3'5)	Outhouse	3.41m x 2.13m (11'2 x 7'0)



General

General all light fittings blinds, fridge, washing machine, tumble dryer and single bed are included in the asking price.

Services

Services mains water and electric, septic tank drainage.

Council Tax

Council Tax Band A

EPC Rating

F

Post Code

IV54 8LY

Entry

By mutual agreement.

Viewing

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

Reference

LB/JD/HARR0133/1

Price

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Directions

Directions From Inverness follow the road North West to Achnasheen, at the roundabout take the 2nd exit sign posted Kinlochewe, then left sign posted Sheildaig, pass through Sheildaig and take the next right signposted Applecross. In Applecross, pass the Inn on your left and continue along this road sign posted Toscaig. Continue into Toscaig and you will come to a red telephone box. Park in the parking area and you will see a path on your right leading to the cottage.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

