



**Harper
Macleod LLP**
Estate Agents & Solicitors

23A Midtown, Inverasdale, IV22 2LW

Offers over £185,000



23A Midtown

Inverasdale, IV22 2LW

Peace and tranquility are enjoyed from this detached two bedroom traditional stone built cottage, full of charm and character, with attached stone-built annexe and detached studio with workshop, situated in a remote location in the north-west Highlands of Scotland, with stunning panoramic views towards Loch Ewe and the Torridon hills from the garden and studio. The annexe has potential for conversion, for which plans have been drawn up, and the studio is ideal for working from home with internet connection.

Entrance porch

6'3" x 7'5" (1.91m x 2.28m)

Open plan hallway/kitchen

16'4" x 13'1" (4.98m x 4.01m)

Lounge

13'3" x 9'0" (4.06m x 2.75m)

Shower room

6'6" x 5'11" (1.99m x 1.81m)

First floor landing

12'4" x 5'10" (3.77m x 1.80m)

Bedroom 1

12'4" x 9'11" (3.76m x 3.04m)

Bedroom 2

12'2" x 9'8" (3.73m x 2.95m)

Outbuildings

Stone-built annexe

18'6" x 12'3" (5.64m x 3.75m)

Studio

12'8" x 12'5" (3.87m x 3.79m)

Workshop

5'10" x 12'5" (1.79m x 3.79m)





- Wood shed
- Bin store
- Access Road
- Outside
- Extras
- Heating and glazing
- Services
- EPC Rating F
- Council Tax Band B



The accommodation on the ground floor comprises an entrance porch, open plan hallway/kitchen, lounge and shower room. On the first floor there is a landing with a storage area and two bedrooms.

Access to the property is over a private road. There is remote control lighting from the entrance gate to the property.

The property is in a fantastic location to enjoy the great outdoors with many activities ranging from rambling, hillwalking, cycling, mountain biking and fishing. There are many deserted beaches in the area.

Midtown is approximately 4.2 miles from Poolewe which has a post office, convenience store, coffee shop, hotels and swimming pool. Inverewe Gardens are close-by.

Primary school pupils attend Poolewe Primary School and secondary school pupils attend Gairloch High School which is approximately 9.7 miles from Midtown.

Gairloch has a golf course, museum, hotels, community centre, leisure centre, schools, a good selection of shops, beautiful beaches and a harbour.

Viewing is highly recommended to fully appreciate the accommodation and location.

Accommodation:

Entrance porch 1.91m x 2.28m

Windows and doors to front. Tongue and groove panelling to walls. Spotlights.

Open plan hallway/kitchen 4.98m x 4.01m

Window to front. Wall and base units with work top and tiling. Stainless steel sink with left hand drainer. Free standing gas cooker, washing machine and fridge. Fireplace with multi-fuel burner on tiled hearth. Heat alarm. Tongue and groove panelling to walls and ceiling. Pine staircase with teak steps to first floor. Doors to lounge, shower room and porch. Spotlights. Parquet flooring.

Lounge 4.06m x 2.75m

Window to front. Fireplace with gas fire. Tongue and groove panelling to walls and ceiling. T.V. point. Spotlights. Smoke alarm. Parquet flooring.

Shower room 1.99m x 1.81m

Window to rear. White WC and pedestal wash hand basin with mirror and shave light and socket above. Shower cubicle with Triton T80i electric shower and tiling. Heated towel rail. Fan wall heater. Tiled flooring.

First floor landing 3.77m x 1.80m

Skylight window to rear. Smoke alarm. Storage area. Carpet.

Bedroom 1 3.76m x 3.04m

Skylight window to front. Tongue and groove panelling to walls. Coombed ceiling. Spotlights. Carpet.

Bedroom 2 3.73m x 2.95m

Skylight window to front. Coombed ceiling. Spotlights. Carpet.

Outbuildings

Stone-built annexe 5.64m x 3.75m

Window and door to front. Striplight. Chimney breast. Concrete flooring.

Studio 3.87m x 3.79m

French doors to front and windows to front and side. Pine wood panelling to walls. Electricity and internet connection. Natural ceiling light. Vinyl flooring.

Workshop to rear of studio with natural ceiling light.

Wood shed

Bin store



Access Road

Access to the property is over a private road.

Outside

There is a sweeping driveway leading up to the side of the property with ample parking for several cars.

The garden is mainly laid to lawn with trees. There is drystone walled garden to the front of the property which enjoys the views towards Loch Ewe and beyond.

A gravelled path leads up to the studio and workshop.

Extras

The gas cooker, washing machine and fridge are included in the sale price.

Heating and glazing

Gas fire in the lounge and multi-fuel burner in the kitchen.

Double glazing.

Services

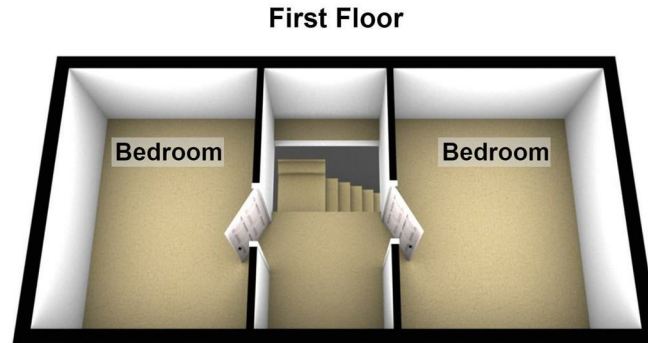
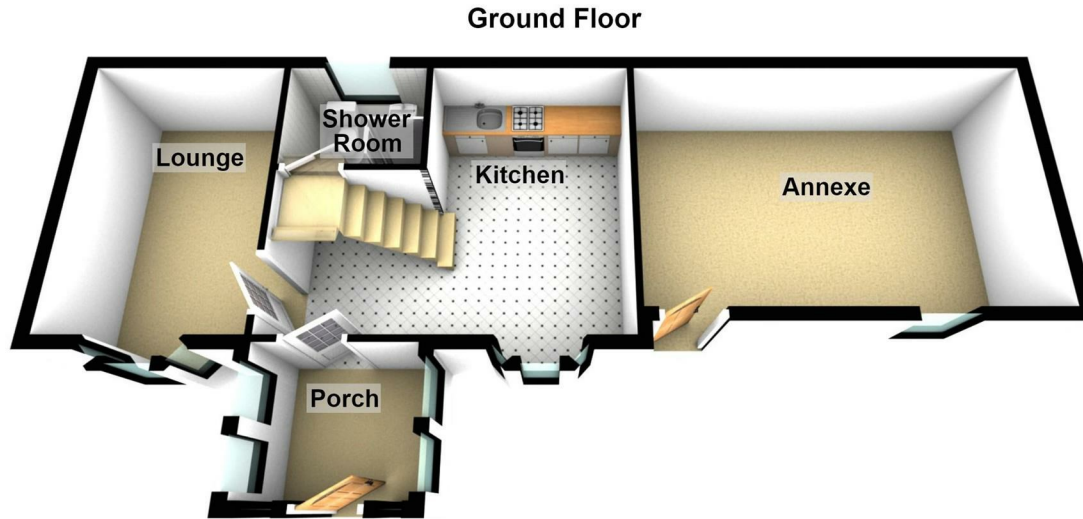
Mains electricity and water. Drainage to a septic tank.

LPG bottled gas.

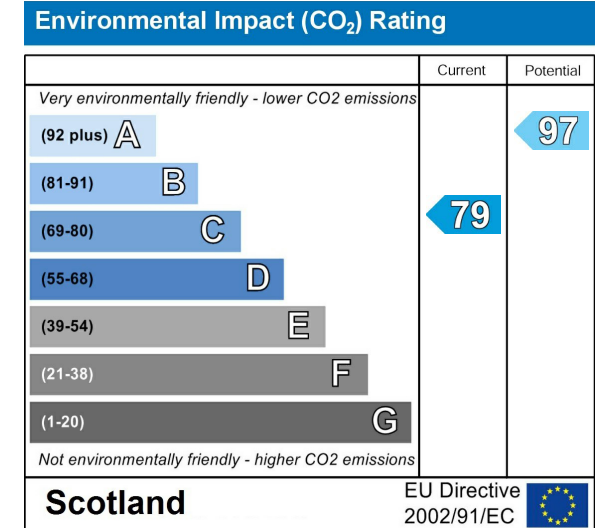
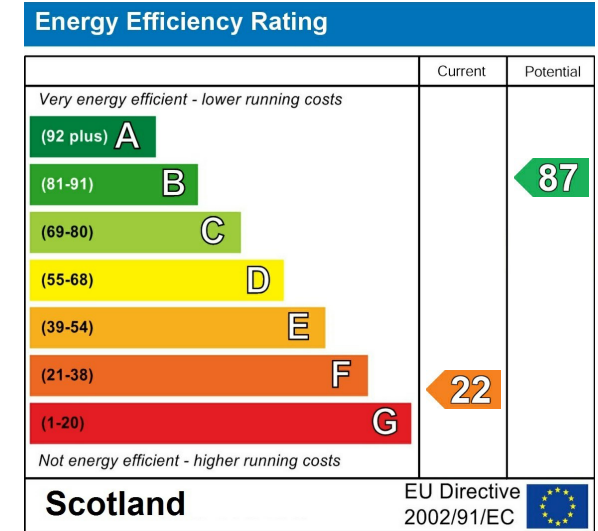
EPC Rating – F

Council Tax Band B





Energy Efficiency Graph



Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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