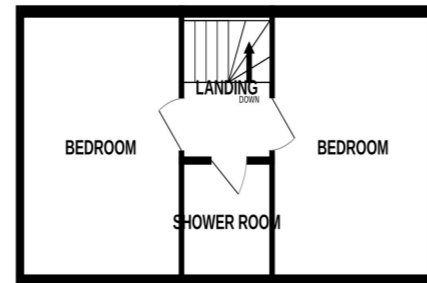
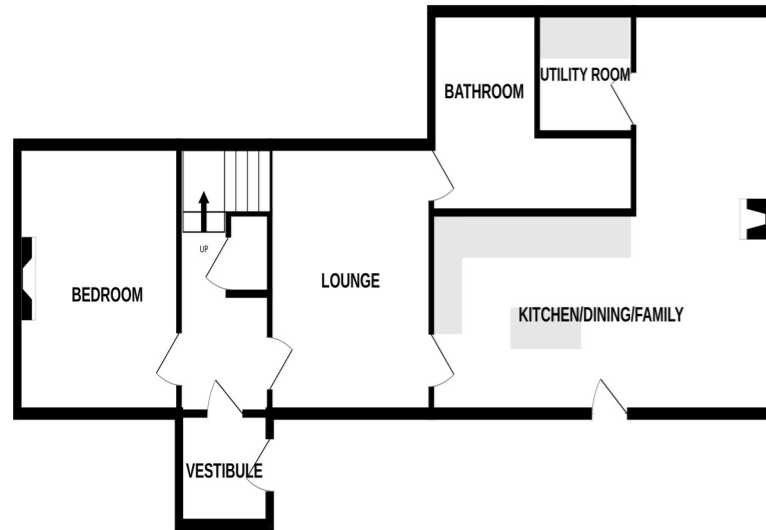


GROUND FLOOR

FIRST FLOOR



Services

Mains water, electricity and drainage is to a septic tank.

Extras

All carpets, fitted floor coverings, curtains, blinds and white goods. All furniture may be included in the sale.

Heating

Gas central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

D

Viewing

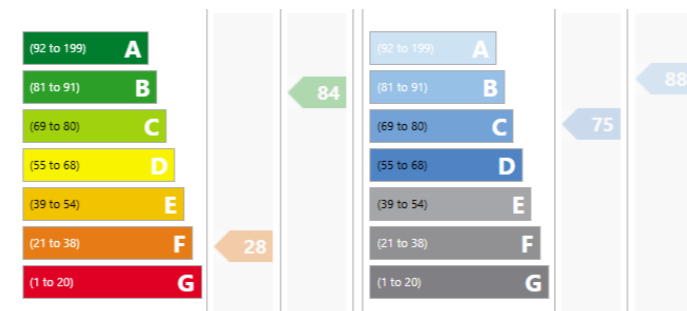
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £260,000
A full Home Report is available via Munro & Noble website.



**Canapress
Wester Alligin, Achnasheen
IV22 2HD**

An opportunity to purchase a detached three bedroomed villa, on the west coast of Scotland with stunning views over Loch Torridon.

OFFERS OVER £258,000

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

Property Overview

- Detached House
- 3 Bedrooms
- 2 Receptions
- 2 Bathrooms
- Electric
- Garden
- Off-Road Parking

DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Open Plan Kitchen/Lounge Area



Open Plan Kitchen/Lounge Area



Bedroom One



Bedroom Two





Property Description

Canapress is a quaint, three bedroomed detached villa located in the picturesque crofting village of Wester Alligin. The property occupies a generous sized, mature plot and enjoys views to the front of the elevation over the surrounding countryside and stunning Loch Torridon. Benefitting from electric heating, double glazed windows, original floorboards and ample storage provisions, the well-proportioned property is spread over two floors, with the ground floor comprising, an entrance porch, an entrance hall (with a storage cupboard) off which can be found a bedroom, a formal dining room, bathroom, and an open plan kitchen/lounge with a handy utility room off. The stylish bathroom consists of a WC, a wash hand basin, a bathtub and a spacious walk-in shower cubicle. The open plan kitchen/lounge is dual aspect which allows an abundance of light to flood the room throughout the day. The kitchen area is fitted with wall and base mounted units, with worktops and matching island, has a 1 1/2 stainless steel sink with mixer tap and drainer. The integrated goods include a dishwasher, an oven & grill, a gas hob with extractor over and included in the sale is the freestanding fridge-freezer. The lounge area has a feature wood-burning stove set on a tiled hearth and off the lounge can be found a utility room. This room is fitted with wall and base mounted units, a Belfast sink with mixer tap and included in the sale is the washing machine and tumble dryer. Upstairs, there is a landing area which gives access to the loft, a shower room which has a WC, a wash hand basin and a shower cubicle with electric shower and a further two double bedrooms, with one of the bedrooms having a cupboard, and both affording views to the front elevation. Externally, the property has a large wrap-around garden which is fully enclosed by wire and post fencing. The garden is well established and laid to lawn with scattered tree and plants. Sited to the side elevation are two timber sheds which are included in the sale. Off-street parking is to the front elevation. Only by viewing can one appreciate the size of the accommodation on offer as well as calm and restful setting.

Wester Alligin is situated on the west coast of the Highlands of Scotland and overlooks Loch Torridon and the mountains beyond. Local amenities can be found approximately 5 miles away in the village of Torridon and include a general store/cafe, a medical practice, a community centre/cafe (offering evening meals) and an excellent restaurant and bar can be found across the Loch at the Torridon Hotel. Primary Schooling can be found in either Shieldaig which is approx 13 miles away or Kinlochewe which is around 15.5 miles away. Secondary Schooling is found in the town of Gairloch. Torridon is situated on the west coast of Scotland, approx. 70 miles to the west of Inverness.



Lounge Area



Dining Room



Bathroom

Rooms & Dimensions

Entrance Porch
Approx 1.22m x 1.62m

Entrance Hall

Bedroom One
Approx 3.88m x 3.18m*

Dining Room
Approx 3.79m x 3.57m

Bathroom
Approx 2.47m x 2.14m

Open Plan Kitchen/
Lounge Area
Approx 7.29m x 5.88m*

Utility Room
Approx 1.91m x 1.39m

Landing

Bedroom Three
Approx 3.89m x 3.14m

Shower Room
Approx 2.50m x 1.97m

Bedroom Two
Approx 3.91m x 2.76m



Bedroom Three

