

9 South Erradale, Gairloch, Highland, IV21 2AU

Offers Over £279,000







tailormade moves

- Views over rugged landscape to the Torridon Mountains, and across the Minch to Skye
- Spacious five-bedroom detached villa in a small, peaceful settlement on the dramatic west coast
- A short drive from Gairloch, a lively village with sandy beaches, sea views and a mountain backdrop
- On the North Coast 500, which suits a permanent home, a holiday retreat or an investment
- Lounge with an open fire and patio doors to the garden, a snug, a formal dining room and an upstairs sitting room with coastal views
- Five bedrooms over two floors, including a principal bedroom with dual aspect windows and an en-suite shower room
- Mature gardens with vegetable plots and fruit trees









South Erradale is a spacious detached home located within a small settlement of properties. This lovely villa offers views over rugged landscape towards the Torridon Mountains and over the Minch towards Skye. The flexible accommodation currently comprises of a welcoming entrance porch leading to the hallway which provides access to the ground floor accommodation. The well proportioned lounge features patio doors which lead directly out to the garden and has an open fire which is ideal for cosy evenings. There is an inviting snug providing the ideal position for relaxing and a spacious formal dining room for entertaining. The generously proportioned kitchen has been fitted with a range of wall and base mounted units, and a breakfast bar area provides an informal dining space. Also on the ground floor level is the modern family shower room with a feature walk-in shower cubicle and two spacious bedrooms. The upper level accommodation includes an informal sitting room with views towards the coast, a double bedroom and a single bedroom. The generously proportioned principal bedroom enjoys a dual aspect and benefits from an en-suite shower room. There is double glazing and oil central heating. Mature and well maintained garden grounds surround the property with vegetable plots and mature fruit trees offering self-sufficiency potential. This home provides a peaceful retreat for those looking to immerse themselves in a tranquil and serene environment.

Location: Located on the dramatic west coast of the Scottish Highlands, Gairloch is a charming and vibrant village renowned for its sweeping sea views, sandy beaches, and majestic mountain backdrop. Set beside Loch Gairloch, the area offers a unique blend of natural beauty and community warmth, making it a highly desirable location for permanent living, holiday retreats, and investment opportunities. The village provides a wide range of amenities, including shops, a pharmacy, cafes, restaurants, and a well-regarded primary and secondary school. Gairloch also boasts a golf course, museum, and popular tourist attractions such as the nearby Beinn Eighe Nature Reserve and boat tours that explore the rich marine wildlife of the area. The location is ideal for outdoor enthusiasts, offering hillwalking, kayaking, fishing, and wildlife spotting right on the doorstep.
With its connection to the North Coast 500 route and growing reputation as a Highland getaway, Gairloch continues to appeal to both visitors and residents seeking a relaxed lifestyle within stunning surroundings.

Directions: From Gairloch, head south and take the road towards Redpoint. Continue on this road and through Badachro village for approximately 7 miles. A For Sale Board is located at the road end. Continue on this side road where 9 South Erradale is the last property on the left hand side. Alternatively you can use the app What3words by entering the below words. It will give you directions to the house.
What3words: arranger.afflicted.waddled

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Dishwasher, fridge and freezer. Garden shed.

SERVICES: Mains electricity, water and private septic tank drainage. Telephone.

Council Tax: Band F

Tenure: Freehold

Floor area: 182m2

Entry: By mutual agreement

Lounge
16'9" x 11'0" (5.12 x 3.37)

Kitchen
12'5" x 11'9" (3.81 x 3.60)

Porch
3'11" x 3'10" (1.21 x 1.19)

Dining Room
11'6" x 12'6" (3.53m x 3.82m)

Snug
12'5" x 7'10" (3.80 x 2.40)

Shower Room
7'4" x 6'6" (2.26 x 1.99)

Bedroom 1
9'10" x 8'2" (3.02 x 2.49)

Bedroom 2
13'11" x 11'11" (4.26 x 3.64)

Bedroom 3
12'9" x 7'9" (3.90 x 2.38)

Sitting Room
18'0" x 15'2" (5.49 x 4.64)

Bedroom 4
12'8" x 8'0" (3.88 x 2.44)

Bedroom 5
17'5" x 16'9" (5.33 x 5.12)

Bedroom 5 En Suite
8'8" x 4'9" (2.66 x 1.47)

£21K BELOW HOME REPORT VALUE









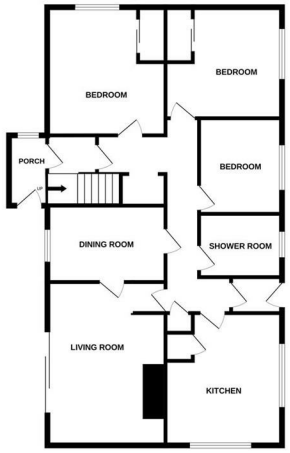




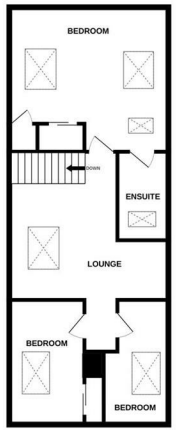
Viewing: Don’t delay – get in touch with Tailormade Moves today to arrange a viewing

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GROUND FLOOR



1ST FLOOR



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