

Situated on the shores of Loch Ewe, Aultbea is an attractive fishing village in the north west Highlands, an area renowned for its outstanding natural beauty. The village has a primary school, the older children attend the secondary school in Gairloch for which transport is provided. There is a doctor's surgery in the village along with a church, hotel and convenience store. A mobile bank comes to the village every week and the mobile library every three weeks. There is a bus service to Inverness four days a week and other local services are available. The area is famous for its beautiful white sandy beaches and mountainous regions and is an ideal location for many outdoor pursuits such as hillwalking, fishing and sailing.

This is a semi-detached bungalow which is deceptively spacious with well appointed accommodation. There is a large mature garden to the rear and a very large stone building which was formerly a byre. With appropriate planning consent it is possible that this building may be considered for future residential development. There is also land behind it. The bungalow benefits from oil central heating and a multi fuel stove in the lounge. There are three bedrooms. This property could provide an ideal small business prospect in an area noted for tourism and is on the hugely popular North Coast 500 route which has been a boon to local business.

Directions: From the A835 turn off at the Braemore junction on to the A832 continue along this road for 32 miles then turn right at the Aultbea signpost, Druimruadh is the first house on the left past the Fire Station.

What3Words: [///relishes.others.yards](#)

Services: Mains electricity, water and drainage.

Council Tax— C

A Home Report is available at [www.OneSurvey.org](http://www.OneSurvey.org)

To arrange a viewing call Middleton Ross on 01349 865125

Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm

HSPC Out of Hours Call 01463 231173

Monday to Friday 7am to 9am and 5pm to 11pm.

Saturday and Sunday 8am to 11pm

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@highlandhomes.co.uk](mailto:property@highlandhomes.co.uk).

Floor coverings, light fittings, curtain poles and the cooker are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.




# FOR SALE

HIGHLAND HOMES  
by Middleton Ross



**Druimruadh, Birchburn Road, Aultbea, IV22 2HZ**

**Offers Over £230,000**

- Semi Detached Bungalow
- Vestibule
- Hall
- Lounge
- Kitchen/Diner
- Sunroom
- Three Bedrooms
- Bathroom
- W.C.
- Oil Fired Central Heating
- Multi Fuel Stove
- Large Garden
- Driveway and Private Parking
- Patio Area
- Large Stone Built Workshop
- EPC Rating Band D

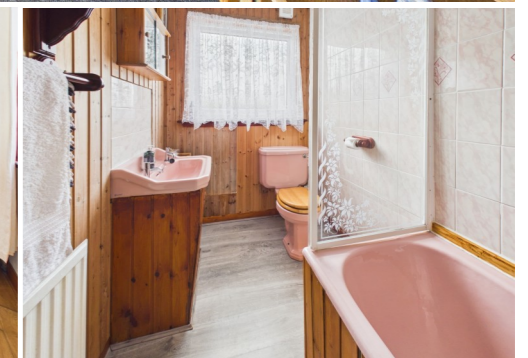
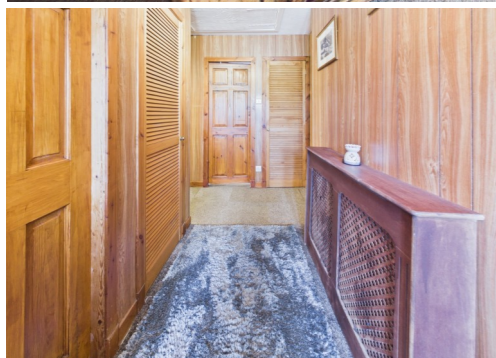
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Druimruadh, Birchburn Road, Aultbea, IV22 2HZ

Offers Over £230,000

Semi Detached bungalow with spacious stone workshop and large garden grounds situated in the attractive village of Aultbea in the West Highlands.

