LUXURY HOMES COLLECTION

AMAZINGRESULTS

THE FINEST HOMES IN THE BEST LOCATIONS

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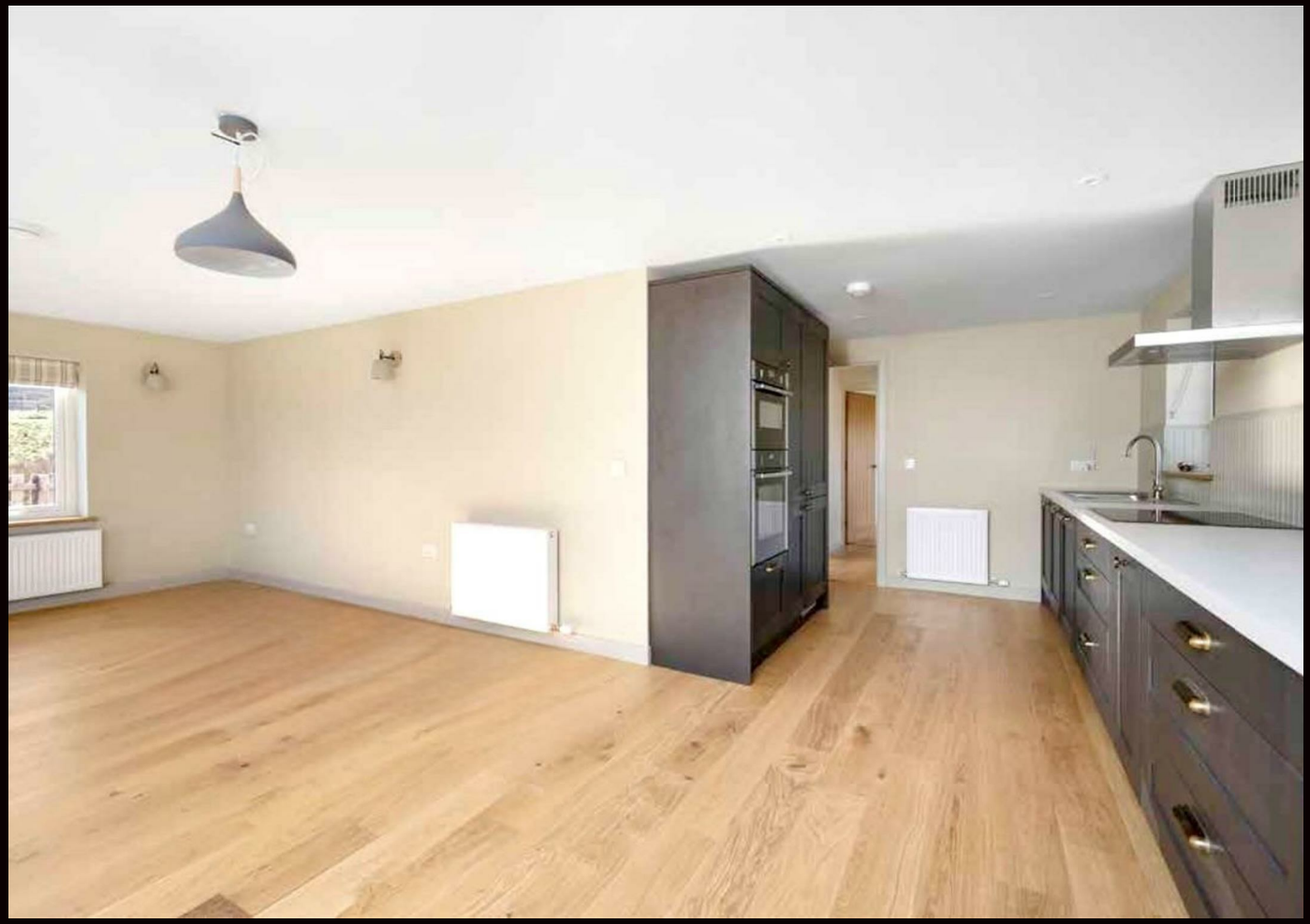
4 SAND PASSAGE *ACHNASHEEN, ROSS-SHIRE IV22 2ND*



4 Sand Passage

Are you looking for "a get away from it all" rural and coastal living, and a home ready to move into?

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market a 2 bedroom detached, de-crofted cottage with light, spacious accommodation and gardens. 4 Sand lies within a crofting hamlet located on the outskirts of the picturesque coastal village of Laide on the north west coast of Scotland, with its stunning scenery and wildlife. For nature lovers seals and otters can often be seen at the shore, which is only a short walk away. The property enjoys uninterrupted sea and mountain views, while the outlook to the front is of the surrounding croft land. This is a beautiful setting with truly stunning scenery, and ideal for hill-walkers and lovers of wildlife, including deer, goats, seals, otters and a wide variety of garden birds.

4 Sand is perfect for a small family, retirees or those looking for an income opportunity.

Call your local Estate Agent Myfanwy Rowe for an appointment to view this home on 01445 - 731 533 / 07741 - 483 420.

Offers Over £285,000

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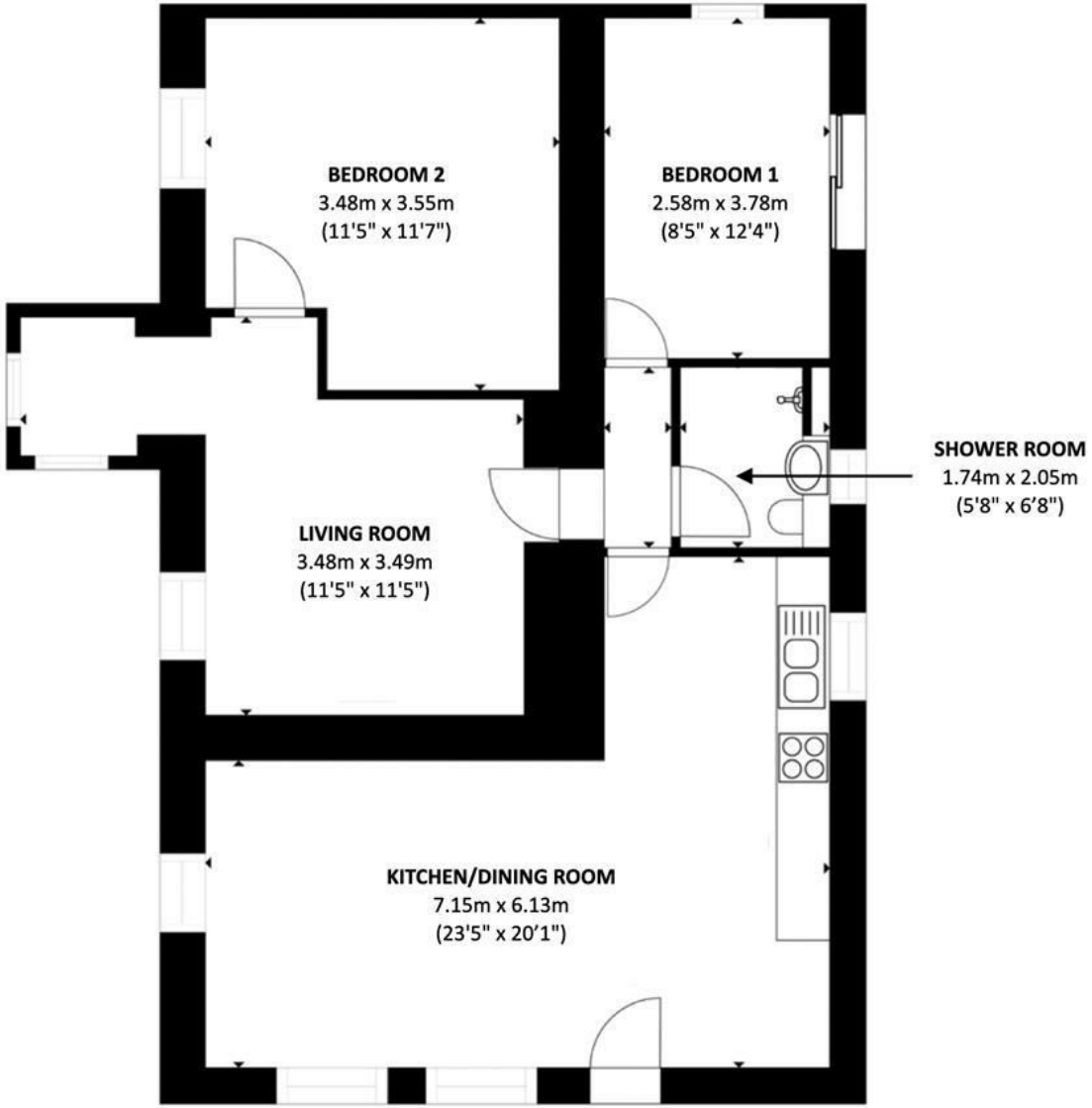
GET AWAY FROM IT ALL!

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market an "all on one level" 2 bedroom cottage set in its own garden grounds with a large detached garage, stunning views and spectacular sunsets. The cottage has been renovated to an exceptional standard; it is highly insulated, has oil central heating and white uPVC double glazed windows. The home also benefits from a cosy multi-fuel stove in the sitting room.

As you step into this charming home which is entered via a white uPVC door, you'll be greeted by a good sized open plan kitchen / dining area which is the timber extension. The high spec interior boasts a kitchen fitted with ample floor and wall units with deep pan drawers, NEFF built-in cooker housing unit and electric hobs, built in fridge / freezer and dishwasher. The living room and bedrooms are light and airy, and the quality shower room benefits from a fitted WC and sink unit, as well as a large, walk in double head shower. The uPVC double glazed windows and patio door afford plenty natural light, whilst also making the most of the views. Every room benefits from ample double electric sockets.

Outside, the spacious gardens provide a tranquil setting to relax and enjoy the surrounding natural beauty, adding to the overall appeal of this delightful home.



AMAZING RESULTS
THE PROFESSIONAL ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

LOCATION

The situation of the cottage is most pleasant, with views of the Summer Isles, the mountains of Suilven and Quinag, as well as the impressive mountain range of An Teallach; and only a short walk to the shore.

The village benefits from a church and general store/post office/fuel pump. There are several local tourist attractions nearby, including the famous Inverewe gardens approximately 8 miles south. Nursery and primary schooling is available in the neighbouring village of Aultbea and secondary schooling is available at Gairloch, where you will find more shops, restaurants, outdoor shop, health centre, chemist, hairdresser, post office, filling station, churches, a heritage museum and a golf course. From the pier, fishing and whale watching trips can be arranged.

There are walks of all standards in the area, ranging from Munros to gentle strolls along beaches and rivers. RIver and loch fishing is available at certain times of the year and permits are sold in local shops. Laide and the surrounding area is an ideal location for hillwalking, golf, cycling, fishing, pony trekking, bird-watching or just relaxing. There is a swimming pool at Poolewe and Beinn Eighe nature reserve is approximately 30 miles south of Laide.

The Highland capital city of Inverness is approximately 74 miles by road and offers all city facilities which include links by road, rail and air to further destinations. There are also regular bus connections. Ullapool is approximately 42 miles distant.

GARDEN

Externally, the front, side and rear are laid to gravel, paving, and lawns with trees providing shelter. The boundaries are of timber fencing. For those with a green thumb, the land is sure to captivate any avid gardener providing the opportunity to design the garden of your dreams.

SERVICES

The property benefits from mains electric and water services, with a septic tank for drainage

Council Tax Band : B
EPC : C
Mobile reception good
Internet good

HOME REPORT

A Home Report is available at www.onesurvey.org.

In order to download the home report please click on “find a home report” and type in the postcode IV22 2ND. Click on “Request a Copy” and complete the form. An email will be sent to you immediately with a link to the home report.

VIEWINGS

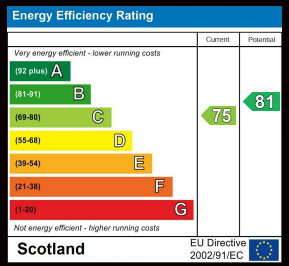
Viewing by appointment, please call your LOCAL Ross-shire Estate Agent Myfanwy Rowe to see this very well presented home today. To view additional Photographs, Floor Plans, Property Tours and Social Media content for this home or to arrange a viewing online and find many more Homes available 'For Sale’, please visit the AMAZING RESULTS!™ website now.

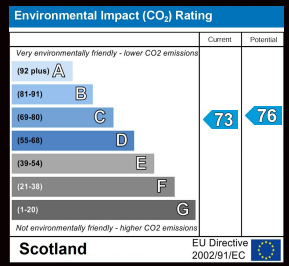
ASKING PRICE

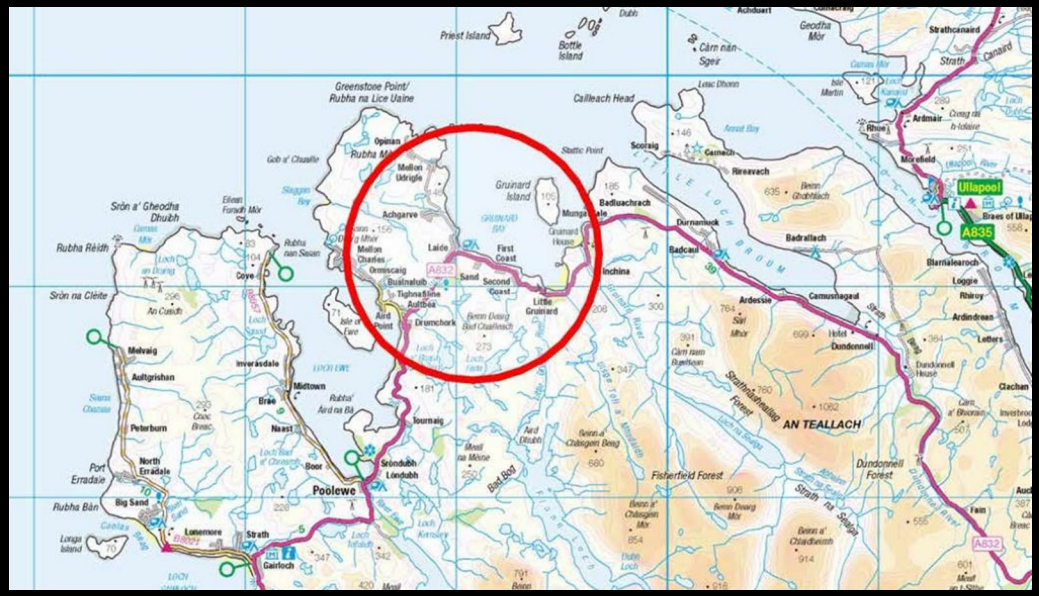
This home is for sale for offers over £285,000

MORTGAGE ADVICE

Do you want to make sure you are getting the best mortgage rate? Compare 1,000’s of great mortgage deals. Fee-free independent mortgage advice that could save you time and money. Call Myfanwy now on 07741 483 420







Arrange a viewing: Viewing by appointment. Please call your local Professional Estate Agent at AMAZING RESULTS!™ to see this property today on 0800 999 1565. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website AMAZINGRESULTS.com.

What's your home worth? We have demand from buyers looking for property in your area. So why not find out how much your property is worth in today's market and let us help you keep moving. Book your free valuation with your local Professional Estate Agent online at AMAZINGRESULTS.com or call 0800 999 1565. Open until 8pm, 7 days a week.

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