



**Services**

Mains electricity, water and drainage.

**Extras**

All fitted floor coverings, curtains and blinds. Some items of furniture are available under separate negotiation.

**Heating**

Oil central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

F

**Viewing**

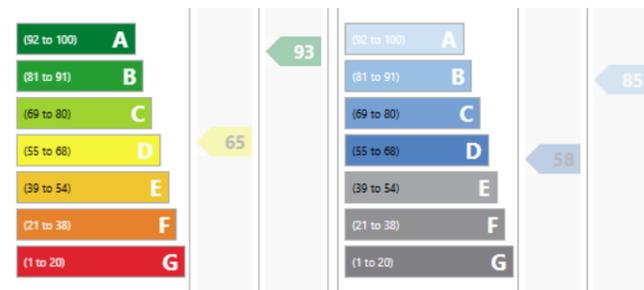
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £395,000  
 A full Home Report is available via Munro & Noble website.



**9 Culconich, Lios Nan Oran  
 Aultbea  
 IV22 2JF**

A rare opportunity to purchase a stunning five bedroomed detached villa, on the west coast of Scotland.

**OFFERS IN THE REGION OF: £393,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Villa
- 5 Bedrooms
- 2 Receptions
- Sun Room
- 2 Bathrooms
- Oil
- Garden
- Garage

**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.



**Bedroom One**



**Bedroom Two/Office**



**Bedroom Three**



**Bedroom Four/Music Room**



**Bedroom Five/Library**



**Kitchen/Breakfast Room****Property Description**

Occupying an enviable plot and enjoying stunning views over Loch Ewe and the surrounding countryside, this individual, architect designed five bedroomed detached villa is in pristine condition and will appeal to families, and enjoys a bright airy environment by the clever use of glazing used throughout. Finished to an exacting standard, the property offers modern and spacious accommodation that is spread over two floors. Offering a plethora of features including oil fired central heating, double glazing throughout, ample storage facilities, off-street parking, an integral double garage and well-kept garden grounds, early viewing is essential for those looking for a quality property in a peaceful and tranquil location. On entering the property, you are met with a front porch, off which can be found an entrance hall, a kitchen/breakfast room, a handy utility area (with access to the integral double garage), a formal dining room with French doors leading to the rear elevation, a sun room, WC, a double aspect lounge with an open fire place within a Portuguese marble hearth, and a bedroom (which is currently being utilised as a library) The kitchen/breakfast room is fully fitted with a clean, contemporary aesthetic and comprises wall and base mounted units with worktops and splashback tiling, a double sink with mixer tap and drainer and the integrated goods include a washing machine, a freezer and an electric cooker with extractor hood over. From the entrance hall, stairs rise to the first floor which has loft access, a cupboard, the family bathroom, and four bedrooms. The principle bedroom having an en-suite shower room, while two others are being utilised as a music room and a study. The family bathroom and en-suite are both modern with the bathroom having a WC, a wash hand basin, a bidet and a bathtub with mains shower over, while the en-suite has a WC, a bidet, a wash hand basin and a shower cubical with mains shower.

Outside, the wraparound garden is of a substantial size having mature shrubs and trees, which gives the property a very private feel and attracts an abundance of wildlife. Beautiful features of the garden include a large pond with a bridge over, a large rockery, two curved symmetrical Brazilian slate patios areas, a full walled garden area, with dry stone dyke approximately 76 by 23 ft, split into three compartments with the opening area large than the rest, and a viewing platform which is situated perfectly to enjoy views over the garden. Included in the sale is the shed and composter. The remaining garden grounds are landscaped in nature with an area of lawn and a gravel gated driveway to the side elevation which gives access to the integral double garage which has an electric roller door, a pedestrian door, power, lighting and a WC.

The property is set in a rural location in Aultbea. Aultbea offers a range of facilities including a general store, a doctors surgery, a Post Office and a primary school. Secondary schooling can be found at Gairloch High School which is approximately 12 miles away. Gairloch has a wider range of services including a bank, a 9 hole golf course, hotels, cafés and restaurants.

**Utility Area****Sun Room****Lounge****Rooms & Dimensions**

Front Porch  
Approx 1.97m x 1.11m

Entrance Hall

Kitchen/Breakfast Room  
Approx 3.72m x 3.61m

Utility Area  
Approx 1.99m x 3.05m

Dining Room  
Approx 3.61m x 3.70m

Sun Room  
Approx 3.18m x 1.61m

WC  
Approx 0.85m x 2.01m

Lounge  
Approx 3.63m x 5.15m

Library/Bedroom Five  
Approx 3.64m x 2.04m

Landing

Bedroom One  
Approx 3.65m x 4.52m

En-Suite Shower Room  
Approx 1.61m x 1.80m

Music Room/Bedroom Four  
Approx 2.74m x 4.40m\*

Bedroom Three  
Approx 3.63m x 2.74m

Bathroom  
Approx 2.94m x 1.77m

Office/Bedroom Two  
Approx 2.62m x 3.57m

Garage  
Approx 5.02m x 5.37m

Garage WC  
Approx 2.03m x 1.09m

\*At widest point

**Dining Room****Bathroom**