

7 Columba Court,
Laide,
Achnasheen,
IV22 2NL

Fixed Asking Price
£220,000







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- Beautifully presented detached bungalow in walk-in condition
- Panoramic Gruinard Bay and mountain views
- Well maintained mature garden
- Garden room and two-vehicle driveway
- Village location
- EPC Band D


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Situated in the peaceful coastal village of Laide, 7 Columba Court is a modern detached bungalow enjoying spectacular panoramic views across Gruinard Bay to the majestic peaks of An Teallach, Suilven, Stac Pollaidh.

Immaculately presented and ready to move into, the property welcomes you with a bright entrance hallway that provides access to all accommodation. Practical features include a useful storage area, airing cupboard, and a separate utility cupboard housing the washing machine and tumble dryer.

The inviting spacious lounge is filled with natural light thanks to its dual-aspect windows, perfectly framing the coastal and mountain scenery to the front. An open archway leads into the modern kitchen, which is fitted with stylish wall and base units and offers generous space for dining. Included in the sale are the integrated ceramic hob, cooker hood, and electric double oven, and
separate fridge/freezer and dishwasher.

Both bedrooms are double sized and can accommodate king size beds. The principal bedroom enjoys the added luxury of an en-suite shower room, whilst the second bedroom has views to the front. Completing the interior is a beautifully finished modern shower room.

There is double glazing and heating is by high performance Dimplex Quantum electric heaters

Externally, the property benefits from a timber garden room with mains electricity, a separate shed and tarmac driveway providing off-road parking for two vehicles. Beautifully maintained gardens surround the home

Combining modern comfort with an idyllic setting, 7 Columba Court offers a wonderful opportunity to enjoy peaceful Highland living amidst exceptional coastal and mountain scenery.

Location: Laide is a peaceful Highland village located on the dramatic southern shore of Gruinard Bay. It enjoys stunning beaches, walks in the community owned woodland, panoramic views towards Gruinard Island and the mountains beyond. The village benefits from a shop/post office/filling station and nearby Ocean View Hotel with bar and restaurant. The village lies along the iconic NC500 route and provides an excellent base for exploring the spectacular coastline, beaches and mountains of the northwest Highlands. Outdoor enthusiasts will enjoy the abundance of walking trails, beaches and wildlife nearby, while those seeking a peaceful lifestyle will appreciate the natural beauty and tranquillity of the area.

The city of Inverness provides an extensive choice of shopping, leisure and recreational activities associated with city living. Inverness city enjoys excellent communications by road and rail and is served by an international airport.

Directions:

Heading north on the A832 take the left turn before the Laide Stores/post office heading towards Mellon Udrigle and then take the first right into Columba Court,
then first right again to get to Number 7.
Alternatively, you can use the app What3words. By entering the words below it
will give you directions to the property.

https://what3words.com/december.laying.stag

EXTRAS: All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated ceramic hob, cooker hood, and electric double oven, and separate fridge/freezer, dishwasher, washing machine and tumble dryer.

SERVICES: Mains electricity, water and mains drainage. Full fibre broadband.

Council Tax: Band C

Tenure: Freehold

Floor area: tbc

Entry: by mutual agreement

Don't delay - get in touch with Tailormade Moves today to arrange a viewing.

Lounge
14'4" x 13'2" (4.37 x 4.02)

Kitchen/Diner
14'4" x 9'6" (4.37 x 2.90)

Shower Room
7'0" x 6'6" (2.15 x 1.99)

Bedroom 1
12'5" x 10'2" (3.80 x 3.11)

Ensuite
9'2" x 2'11" (2.80 x 0.89)

Bedroom 2
13'6" x 10'3" (4.12 x 3.14)











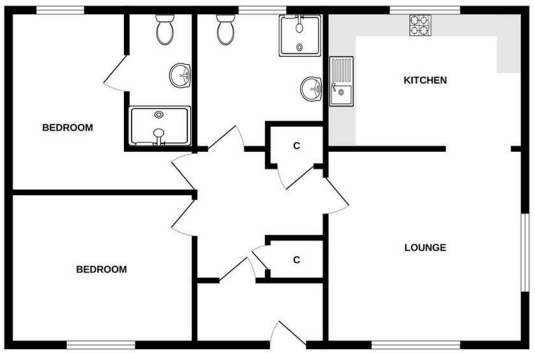


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GROUND FLOOR



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.
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