Harper Macleod LLP
Estate Agents & Solicitors

Moss Cottage, Badenscallie, Achiltibuie, Ullapool, IV26 2YJ

Offers in the region of £225,000

*£25,000 BELOW HOME REPORT VALUATION"

Spectacular uninterrupted panoramic views over Badenscallie Bay towards Horse Island, Goat Island and the Summer Isles are enjoyed from this elevated 2 bedroom detached home in a peaceful rural location approximately 3 kilometres from the village of Achiltibuie on the North West Coast of Scotland.

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The accommodation comprises a vestibule, hallway, lounge, kitchen/diner, bathroom and two bedrooms. It benefits from double glazing and a wood burning stove in the lounge.

This is a great location for those who enjoy a slower pace of life with many sheltered bays, sea caves and beaches to discover. There are fabulous mountain walks with views south to the mountains of Torridon and north to the peaks of Assynt. Diving, sailing and sea kayaking can also be enjoyed from this location. This area is a popular tourist destination.

Achiltibuie has a community hall, post office, convenience store and doctors' surgery, which is located in the community hall. There is a primary school and secondary pupils attend Ullapool High School.

Ullapool is approximately 24 miles from Achiltibuie and has a wider range of shops and services, swimming pool and fitness centre, museum, library, golf course, arts centre, restaurants and hotels. Ferries operate from Ullapool to Stornoway on the Isle of Lewis in the Outer Hebrides.

Viewing strictly by appointment.

Vestibule
3'2" x 5'1" (0.99m x 1.57m)
Entrance door and glazed panelled door to hallway. Storage cupboard with shelf. Wooden flooring.

Hallway
3'3" x 6'2" (1.00m x 1.89m)
Doors to lounge, two bedrooms and bathroom. Hatch to roof space. Smoke alarm. Wooden flooring.

Lounge
14'9" x 11'8" (4.50m x 3.58m)
Double aspect to side and front with stunning views of the Bay. Wood burning stove on slate hearth. T.V. point. Smoke alarm. Cabon monoxide alarm. Wooden flooring.

Kitchen
12'5" x 7'6" (3.80m x 2.31m)
Window to rear. Wall and base units with worktop and tiled splashback. Composite sink with right hand drainer. Beko electric cooker. Wall extractor. Dishwasher. Fridge/freezer. Spotlights. Heat alarm. Laminate flooring.

Bedroom 1
8'6" x 8'5" (2.60m x 2.58m)
Window to front with stunning views of the Bay. Built-in wardrobe. Laminate flooring.

Bedroom 2
10'9" x 8'6" (3.30m x 2.61m)
Window to rear. Double mirrored wardrobe. Laminate flooring.

Bathroom
5'6" x 7'6" (1.68m x 2.30m)
Window to rear. White WC and wash hand basin set in vanity unit with mirror above. Bath with Triton Cara electric shower, shower screen and wet wall. Wall heater. Chrome towel radiator. Storage cupboard with shelf. Laminate flooring.

Outbuildings
Garden shed.

Garden ground
The property is enclosed with stock proof fencing and has been left in its natural state for low maintenance with a gravelled driveway to the front and sides of the property.

Extras
All fitted floor coverings, electric cooker, dishwasher and fridge/freezer are included in the sale price.

Heating and glazing
Electric heating and wood burning stove.
Double glazing.

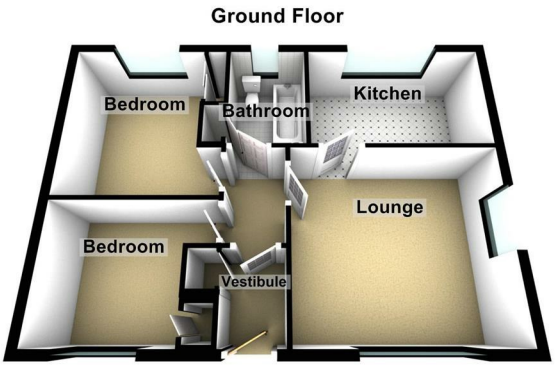
Services
Mains electricity and water. Drainage is to a private system.

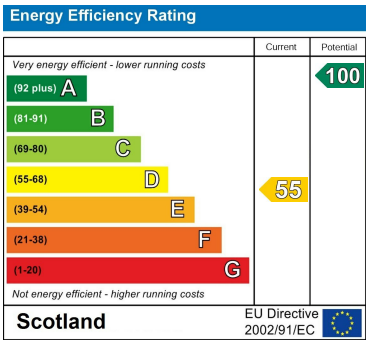
Right of access
The neighbouring property has a right of access over the driveway.

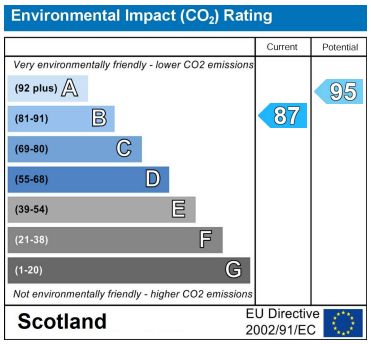
EPC Rating D

Council Tax Band B

Energy Efficiency Graph







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