



Innes & Mackay

Meriel, Sand, Laide, Achnasheen, IV22 2ND

- DETACHED STONE BUILT COTTAGE
- TWO DOUBLE BEDROOMS WITH EN-SUITES
- LOVELY SEA VIEWS
- OPEN PLAN LOUNGE/KITCHEN/DINING
- APPROX. ONE ACRE OF GARDEN GROUNDS
- DOUBLE GLAZED

**OFFERS OVER
£240,000**



PROPERTY DESCRIPTION

This well-presented stone built cottage is located in the desirable West Coast hamlet of Sand, situated on the southern shore of Gruinard Bay. The property built approximately 17 years ago, is part of an exclusive development of four properties, all built in a traditional 'croft' style. Boasting an open plan lounge/kitchen/diner, two double bedrooms - one with e-suite shower room and the second with dual-entry bathroom, this delightful home would be an ideal rural retreat or holiday home, with excellent letting potential. Viewing comes highly recommended to appreciate the views and tranquil location on offer.

LOCATION

Meriel is located in the hamlet of Sand, near Laide on the west coast of Scotland, enjoying lovely views out towards the Ocean and the Summer Isles, all adding to the appeal of this desirable and sought after area. The west coast of Scotland is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The coast is famed for its sailing, while inland mountains and moorlands offer spectacular scenery, hill walking,

climbing and trout fishing on the hill lochs. The property is located a short distance from Gruinard Bay and the white sandy beach at Mellon Udrigle which is just a short drive away. Laide has a petrol station with general store and Post Office. The nearby villages of Aultbea and Gairloch have a wider range of amenities including primary and secondary schooling while Inverness has all the facilities of a major city including its airport with regular flights to the south and Europe.

GARDEN

The property sits within approximately one acre of garden grounds which are partially enclosed with stock and deer-proof fencing. Access to the property is via a gravel road which leads down over a cattle grid to the gravelled parking area, providing ample space for a number of cars. To the front there is an area laid to lawn, with the remainder of the garden filled with a variety of shrubs and trees, blending into the surrounding countryside. There is a detached wooden shed providing additional storage.

ENTRANCE VESTIBULE

Front door opens into the entrance vestibule, laid



with ceramic floor tiles. Glazed door opens into the open plan lounge/kitchen/diner.

LOUNGE/KITCHEN/DINER

10.52 x 3.90 (34'6" x 12'9")

The welcoming lounge is a bright room courtesy of the windows to the front elevation, where views can be enjoyed across Guinard Bay and beyond. There are many pleasing features to include an exposed stone wall to the gable end, log burner set on a tiled hearth and high vaulted timber ceiling, giving this room a comfortable feel. Solid oak flooring completes this room.

The lounge is open to the kitchen/dining area, which is fitted with a range of wall mounted and floor based oak units with worktop, ceramic hob with extractor hood over and double oven under, integral fridge/freezer, washing machine and dishwasher.

There is a Belfast sink with solid oak surround located below the window to the side, with a further two windows looking out towards the beautiful views. There is ample space for dining furniture and tiled flooring finishes this room.

REAR HALLWAY

The rear hall provides access to the two bedrooms, bathroom and storage cupboard. There is a ceiling hatch allowing access to the floored loft space.

BEDROOM 1

3.41 x 3.40 (11'2" x 11'1")

Bedroom one is a bright double room, courtesy of the dual aspect windows looking onto the surrounding countryside. Laid with solid oak flooring, there is a second door within this bedroom providing access to the dual entry family bathroom.

BATHROOM

2.29 x 2.25 (7'6" x 7'4")

The bathroom is furnished with a WC, wash hand basin and bath with mains shower over and screen to the side. Window to the rear, attractive wall and floor tiles and extractor fan complete this room.

BEDROOM 2

3.40 x 2.96 (11'1" x 9'8")

The second bedroom is also a double room laid with solid oak flooring, with window to the rear. Door leads to the en-suite shower room.



ENSUITE SHOWER ROOM

1.88 x 1.88 (6'2" x 6'2")

The en-suite shower room, with similar design to the family bathroom, is furnished with a WC, wash hand basin and shower cubicle housing mains shower.

Window to the rear and extractor fan.

HEATING

Electric storage heating.

GLAZING

Double glazing.

PARKING

Ample driveway parking to the rear and side of the property.

SERVICES

Mains water, septic tank drainage, electricity, telephone and TV points.

COUNCIL TAX BAND - D

EPC BAND - D

EXTRAS INCLUDED

All fitted floor coverings, light fixtures, blinds, integrated appliances to include hob, oven, washing machine, dishwasher and fridge freezer. Garden shed. Furniture available under separate negotiation.

VIEWING ARRANGEMENTS

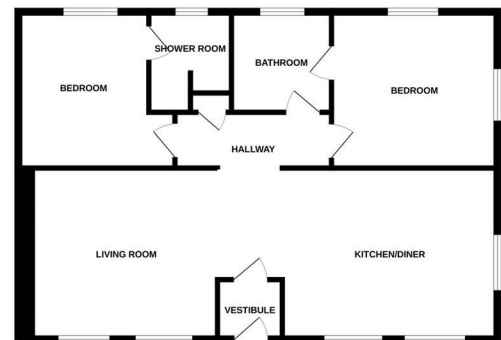
Viewing is strictly through Innes and Mackay (01463) 251200.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of rooms, distances, areas and floor plans, which are approximate and are to be regarded as guides only, and are not to be relied upon. The plan is for information only and does not constitute an offer of any particular property. The property, its location and appearance may vary from what is shown and no guarantee is made for the accuracy of the information contained herein.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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