



BADACHRO GAIRLOCH | OFFERS OVER £245,000
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THE PROFESSIONAL ESTATE AGENTS



BADACHRO

GAIRLOCH

£245,000

Superbly situated in an elevated position within the popular village of Badachro near Gairloch is an immaculate 3-bedroom semi-detached house waiting to be discovered. Boasting a move-in condition, this property is perfect for families or retirees looking for a peaceful retreat.

As you step in you'll be greeted by 2 reception rooms, dining kitchen, utility, a bathroom and en-suite shower room, three cosy bedrooms and storage cupboards, offering ample space for comfortable living. The uPVC double glazed windows flood the rooms with natural light, while also making the most of the stunning, open views. Outside, the decking area provides a tranquil setting to relax and enjoy the surrounding natural beauty. The elevated position of the bungalow offers stunning views, adding to the overall appeal of this delightful home.

This home would suit first time buyers, a family, holiday home or those looking for income potential.

To discuss further, and / or to arrange a viewing, please contact Myfanwy Rowe of AMAZING RESULTS!™ Estate Agents on 01445 731 533 OR 07741 483420.

DESCRIPTION

AMAZING RESULTS!™ Estate Agents is delighted to offer to the market an attractively presented home in the ever sought after village of Badachro on the North West Coast of Scotland. Sitting in an elevated position it makes the most of the stunning views and spectacular sunsets over the bay, and panoramic outlook of the surrounding hills; yet also in a very quiet position.

"Aird View" is entered via a white uPVC door into the hallway, which leads to all the downstairs rooms via attractive wooden doors. The property boasts a dining kitchen which is fitted with ample wall and floor units, slot-in gas cooker and hobs, fridge and dishwasher. The light and spacious utility room (which leads into a glazed storage area) houses the washing machine, dryer and large fridge/freezer. The carpeted spacious lounge boasts large windows providing abundant natural light, as well as making the most of the fabulous bay views. The bedrooms are carpeted with wooden sliding door fitted wardrobes, and the 4 piece bathroom benefits from a deep bath and separate shower cubicle. There is also a separate WC/sink. Upstairs benefits from a very warm, large family room and double en-suite bedroom.

This home benefits from LPG central heating and uPVC double glazed windows, as well as a cosy multi-fuel stove, ensuring warmth during the colder months; ample storage cupboards, and parking for up to 4 vehicles. Every room benefits from ample double electric sockets, and a telephone socket in the downstairs living room.

Early viewing is a must to fully appreciate the accommodation this home has to offer.

LOCATION

The stunning coastline of Wester Ross is known for its superb scenery, white sandy beaches, wide open spaces and diverse wildlife. "Aird View" is situated in the desirable and popular village of Badachro, which is approximately 6 miles outside of Gairloch. There is a gift shop in the village as well as the Badachro Inn, and in nearby Gairloch (only 6 miles away) are excellent local amenities including a health centre, pharmacy, Post Office, an ample variety of shops, local family butcher, "Crumbs" takeaway, Farm and Garden store, eating places, hotels, churches, community centre, library, hairdresser, heritage museum, garage and filling station.

Both primary and secondary schooling are available in the village, along with a nursery.

A range of pursuits to satisfy all outdoor enthusiasts, including fishing and boat trips, and several well-known mountains within the vicinity. There are also several local tourist attractions nearby, including the famous Inverewe Gardens in Poolewe and the Russian Arctic Convoy display in Aultbea (12 miles and 19 miles north of Gairloch respectively).

The Highland capital city of Inverness is approximately 70 miles by road, and offers all city facilities which include links by road, rail and air to further destinations. There is a regular bus service to Inverness (4 days a week), and once weekly to Dingwall and Ullapool.

GARDEN

The front, side, and rear gardens are laid to lawns, gravel, and trees. There is also a decking area overlooking the bay for barbecuing or simply relaxing.

SERVICES

The property benefits from all mains services

Council Tax Band : C
EPC : E
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 IV21 2AA. 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.

DIRECTIONS

Travelling from Inverness follow the signs for Gairloch and before you reach the village turn left over the small stone bridge and continue for approximately 4 miles until you reach Badachro.

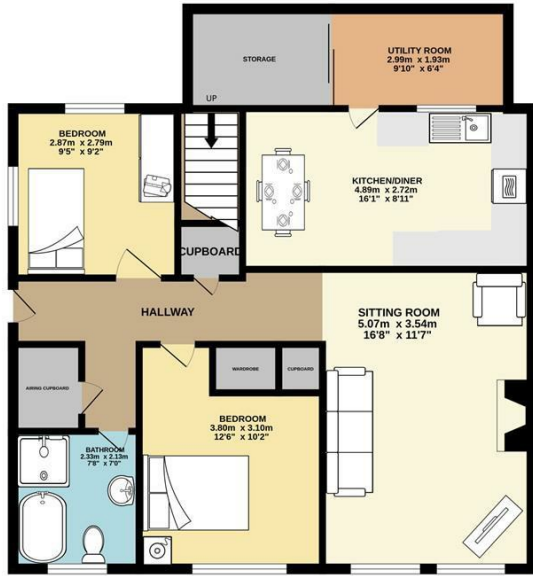
ASKING PRICE

This home is for sale for offers over £245,000

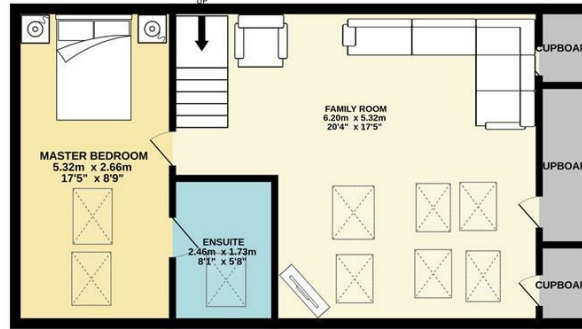
MORTGAGE ADVICE

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

GROUND FLOOR



1ST FLOOR



SEMI-DETACHED 3 BEDROOM

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
49	64	68	76
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	

To view this property call **AMAZING RESULTS!™** on 01445 731533



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