



23 Melvaig

Gairloch, IV21 2EA

Fabulous breathtaking panoramic views of The Minch and the Isles of Skye, Harris and Lewis are enjoyed from this 2 bedroom two storey Architect designed croft house conversion situated in a peaceful remote location in Melvaig on the coast of Wester Ross in the Scottish Highlands.

The home is full of charm and character and has been thoughtfully converted to seamlessly blend the original stone built croft house with the new extension creating a modern rustic style with exposed stone, wooden beams, oak doors, oak flooring and slate.

A ground source heat pump provides under floor heating and there are two multi-fuel stoves for cosy nights in. It also benefits from solar panels.





Accommodation:-

Vestibule

7'1" x 6'3" (2.16m x 1.91m)

Open plan dining room/family room

17'0" x 18'6" (5.20m x 5.64m)

Shower room

4'2" x 6'2" (1.29m x 1.89m)

Lounge

11'9" x 23'1" (3.60m x 7.04m)

Kitchen/dining area

17'7" x 14'5" (5.37m x 4.41m)

Rear porch

6'8" x 3'7" (2.05m x 1.10m)

Mezzanine

7'10" x 11'5" (2.40m x 3.49m)

First floor hallway

9'10" x 2'7" (3.02m x 0.79m)

Bedroom 1

12'4" x 13'5" (3.76m x 4.09m)

Bathroom

7'9" x 5'4" (2.37m x 1.65m)

Bedroom 2

10'4" x 12'0" (3.17m x 3.68m)

Outbuildings

Garden ground

Access road

Extras

Heating and glazing

Services

EPC Rating C

Council Tax Band E

Location: What Three Words:
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The accommodation comprises a welcoming entrance vestibule, with bench seating, coat hooks and slate flooring, which opens into the open plan dining room/family room with multi-fuel stove, exposed wooden beams, oak flooring and picture windows enjoying the views, with patio doors opening onto a decking area, ideal for al fresco dining.

The lounge, contained within the original house, has been tastefully revamped with a cathedral ceiling reaching up to a mezzanine, exposed stone work, slate flooring and tongue and groove panelling. This bright and spacious lounge has two windows and a door to the garden, enjoying the views across The Minch. This room also has two skylight windows providing an abundance of natural light.

The kitchen, accessed from the open plan area, is a culinary delight. It has a Rangemaster, wall mounted and base units with a preparation area with stainless steel sink and an Island unit with sink and cupboards below. Wooden beams and slate flooring add to the cosy and inviting ambiance of this room. Leading off the kitchen there is a porch opening onto the rear garden.

There is a shower room off the open plan area and a bespoke wooden staircase leads up to the mezzanine, which is used for office space for working from home.

On the first floor there are two double bedrooms and a bathroom. Melvaig is a small village with spectacular and undisturbed coastline approximately 8 miles from Gairloch which has a golf course, museum, hotels, community centre, leisure centre, schools, a good selection of shops, beautiful beaches and a harbour. Gairloch is approximately 70 miles from the City of Inverness.





Accommodation:

Vestibule 2.16m x .91m

Entrance door opening into the vestibule. Window to side. Spotlights. Bench seating and coat hooks. Slate flooring.

Open plan dining room/family room 5.20m x 5.64m

Double aspect to front and side. Multi-fuel burner on slate hearth with wooden mantle. Opening to lounge and doors to vestibule, kitchen and shower room. Staircase to first floor. Understairs storage cupboard. Wall lights. Exposed beams. Oak flooring.

Shower room 1.29m x 1.89m

White WC and wash hand basin with tiled splashback. Recessed shower cubicle with wet wall and curtain rail. Extractor. Towel rail. Spotlights. Tiled flooring.

Lounge 3.60m x 7.04m

Windows and door to side with views of the coast and Islands beyond. Two skylight windows. Feature tongue and groove panelling, cathedral ceiling. Multi-fuel burner. Exposed stone, ceiling beams and feature tongue and groove panelling to walls. Mezzanine. T.V. point. Wall lights. Slate flooring.

Kitchen/dining area 5.37m x 4.41m

Double aspect to front and side. Door to rear porch. Wall and base units with wooden worktop and preparation area with stainless steel sink. Rangemaster with tiling above. Island unit with stainless steel sink and cupboards below. Free standing washing machine, dishwasher and fridge/freezer. Storage cupboard housing the electrics. Slate flooring.

Rear porch 2.05m x 1.10m

Door to rear. Cupboard and shelves. Slate flooring.

Mezzanine 2.40m x 3.49m

Velux window. Spotlight. Wooden flooring.

First floor hallway 3.02m x 0.79m

Doors to two bedrooms and bathroom. Cupboard housing the water tank. Spotlight. Smoke alarm. Pine flooring.

Bedroom 1 3.76m x 4.09m

Window to front. Hatch to roof space. Shelves. Hatch to eaves providing storage space. Spotlights. Carpet.

Bathroom 2.37m x 1.65m

Window to front. White WC and wash hand basin set in vanity unit with worktop. Bath with shower fitment. Tongue and groove panelling with dado rail. Vertical towel radiator. Pine flooring.

Bedroom 2 3.17m x 3.68m

Double aspect to front and side with views of the coast. Hatch to roof space. Hatch to eaves providing storage space. Shelving. Spotlights. Pine flooring.

Outbuildings

Two timber garden sheds.

Garden ground

There is garden ground to the front, side and rear of the property which has been laid out with gravel, lawn areas, vegetable beds, shrubs and trees. There is a drying green to the rear and off road parking.

Access road

The property has access over a private road.

Extras

All fitted floor coverings, fridge/freezer, washing machine and dishwasher are included in the sale price.

Heating and glazing

Ground source heat pump providing under floor heating.

Two multi-fuel stoves.

Double glazing.

Services

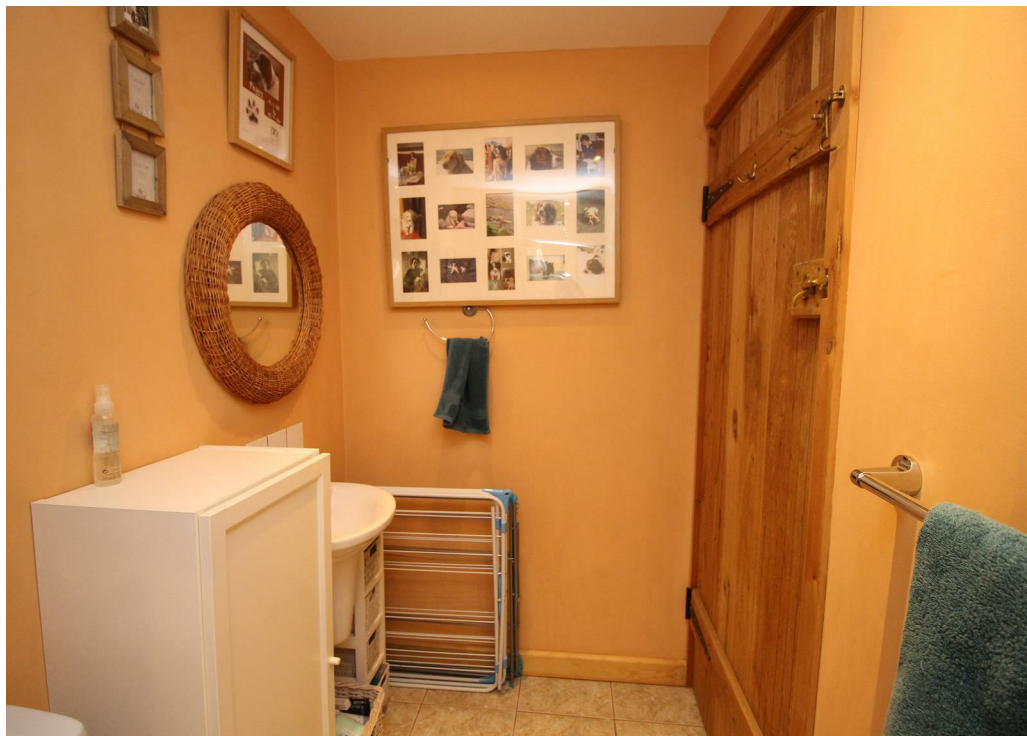
Mains electricity and water. LPG gas. Drainage to a septic tank.

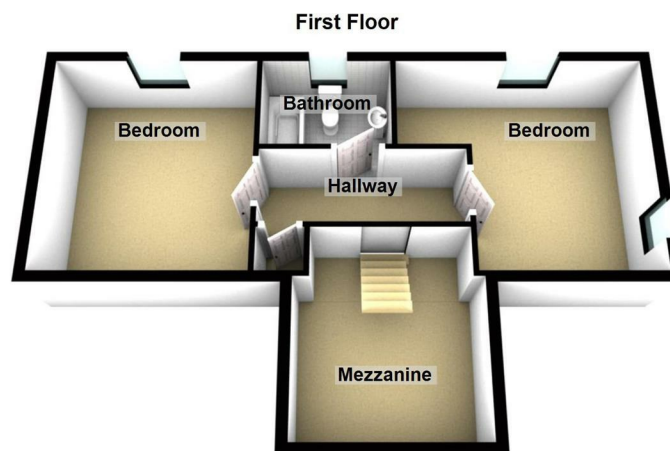
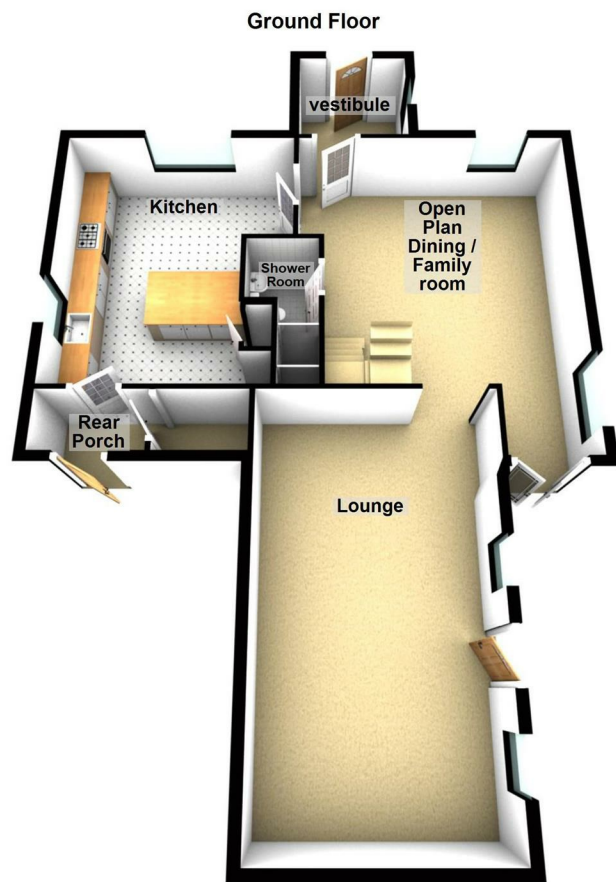
Solar panels which are located on neighbouring property.

EPC Rating C

Council Tax Band E







Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC 	

Viewing

Please contact our Inverness Office on 01463 795 006 if you wish to arrange a viewing appointment for this property or require further information.

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