



PETER MURPHY & Co  
ESTATE AGENTS



## Cuiltean Gairloch, Spean Bridge, PH34 4EQ Offers Over £495,000

Cuiltean and The Annexe offer a rare opportunity to purchase a spacious family home, located in the highly desirable hamlet of Gairloch, near to the village of Spean Bridge, with the added benefit of The Annexe. This immaculately presented one bedroom garage conversion offers a successful income generator via holiday let or long term let accommodation. As a holiday let it currently generates a turnover of over £24,000 per annum. The properties are surrounded by colourful woodland grounds and with views over an unspoilt landscape to the Nevis range of mountains. Accommodation comprises, firstly in Cuiltean; attractive entrance porch leading to the tastefully and recently decorated open plan lounge, dining room and kitchen. The lounge has large picture window to front offering uninterrupted mountain views and ensuring plenty natural light reaches this welcoming living space. There is a useful utility room off the kitchen with door to the rear garden. There are four double bedrooms (two with en-suite shower rooms) and an attractive shower room. The Annexe comprises; hallway with several storage units. Door through to double garage with power, light and double up and over doors. Door from hallway leads to a double bedroom with en-suite. Staircase rises to the upper floor where one will find a lovely open plan lounge/kitchen and WC. Door from lounge out to the balcony, providing a fantastic area to relax and enjoy the incredible views on offer. Externally to the front the gravel driveway offers plenty off street parking to Cuiltean with an area of lawn. The Annexe has its own separate driveway. To the side of the Annexe there is an area of terrace. The colourful rear garden is a blend of lawn and flowerbeds with an attractive area of decking for outside entertaining and relaxing.

## ENTRANCE PORCH

External door opens to the entrance porch with hanging and storage space. Door to lounge.

## LOUNGE

The bright and welcoming lounge has a large window to front with outstanding mountain views and a stone fireplace as it's focal point. The lounge is open plan to the dining area and kitchen.



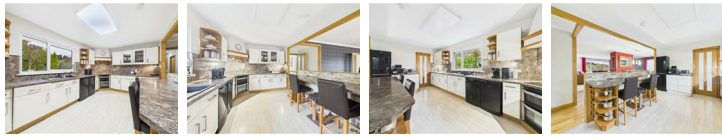
## DINING ROOM

The dining area offers ample space for formal dining.



## KITCHEN

The modern and stylish kitchen has an excellent selection of wall and base units with contrasting worktops. Integral electric hob, double oven, extractor hood and dishwasher. Window overlooking the rear garden and door to utility room.



## UTILITY ROOM

The utility room is plumbed for a washing machine and includes a selection of gloss white storage units. Door to rear garden.



## BEDROOM 1

This double bedroom has a window to front and door to en-suite.



## BEDROOM 1 EN-SUITE

The en-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



## BEDROOM 2

This double bedroom has 2 sets of fitted wardrobes and window to rear.



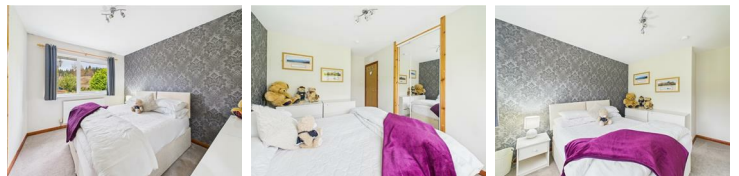
## BEDROOM 2 EN-SUITE

The en-suite includes wc, wash hand basin, heated towel rail and shower cubicle with mains shower.



## BEDROOM 3

This double bedroom has a fitted wardrobe and window to rear.



## BEDROOM 4

This double bedroom has a fitted wardrobe and window to rear.



## SHOWER ROOM

The shower room includes wc, wash hand basin, heated towel rail and shower enclosure with mains shower. Opaque window to rear.



## THE ANNEXE

The Annex at Cuiltean is a successful holiday let, sleeping 2 people in 1 double bedroom. It currently generates a turnover of over £24,000 per annum. It is a charming cottage that beautifully blends comfort with breathtaking natural beauty. Split over two levels, the ground floor offers a spacious bedroom with an en-suite shower room, creating a private retreat for relaxation. The modern decor and thoughtful amenities set a warm, inviting atmosphere, ideal for couples seeking a romantic getaway.

The ground floor also includes a large utility room, perfect for hanging walking gear or storing bikes, kayaks, or skis. An EV charger is available at the Annex for added convenience. A short walk takes you to the banks of the Caledonian Canal, offering a peaceful setting for couples looking to escape the everyday bustle.



## ANNEXE HALLWAY

External door to side opens to The Annex hallway. Door through to double garage with power, light and double up and over doors. Door from hallway to double bedroom and staircase to upper landing.

## ANNEXE BEDROOM

This lovely double bedroom has full length wardrobes, storage cupboard and window to side. Door to en-suite.



## ANNEXE EN-SUITE

The en-suite includes wc, wash hand basin and shower enclosure with mains shower.



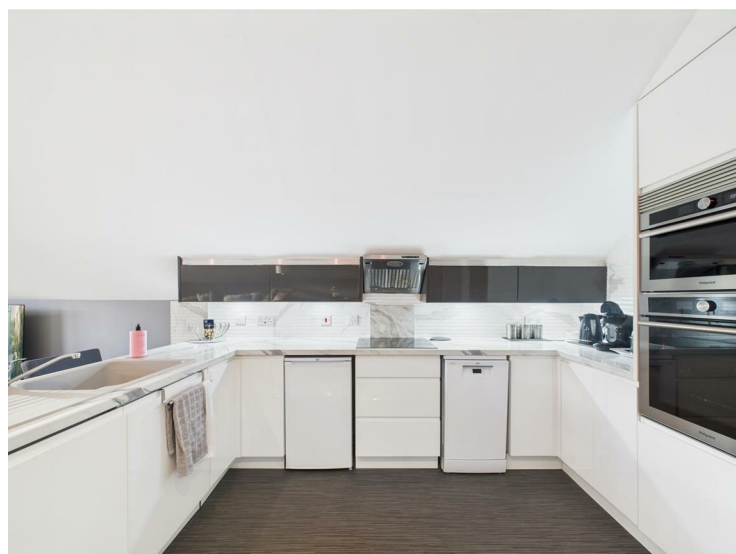
## ANNEXE LOUNGE/KITCHEN

Upstairs, you'll find an open-plan kitchen, dining, and lounge area designed to maximize space and light. The fully equipped kitchen allows you to prepare meals using fresh, local ingredients, while the cosy lounge area is perfect for unwinding after a day of adventure. Large patio doors open onto your private balcony, where you can enjoy stunning views of the surrounding landscape, whether you're sipping a morning coffee or sharing a glass of wine at sunset.



## ANNEXE KITCHEN

The Annex kitchen has a good selection of base units in gloss white with electric hob and wall mounted double oven.



## ANNEXE WC

Includes wc and wash hand basin.



### ANNEXE BALCONY

Photo

### ANNEXE BALCONY VIEW

Photo



### GARAGE

The garage can be accessed from the electronid up and over door or from The Annexe hallway. It has been partitioned into 2 spaces



### FRONT VIEW

Photo



### FRONT ELEVATION

Photo



### FRONT GARDEN

The front garden is laid to lawn. Gravel driveway for off street parking. Separate gravel driveway to The Annexe.

### ANNEXE TERRACE

To the side of The Annexe there is a decked terrace.



## REAR GARDEN

The colourful rear garden is a blend of lawn and flowerbeds with an attractive area of decking for outside entertaining and relaxing..



## REAR ELEVATION

Photo



## MISCELLANEOUS INFORMATION

Tenure - Freehold  
Council Tax - Band F

## DISCLAIMER

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency

is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## LOCATION

Gairloch is situated close to the River Spean and Caledonian Canal and offers a wide variety of scenic outdoor pursuits. Nearby Spean Bridge offers a range of amenities including a supermarket, eateries, a school, hotel, golf club and a railway station with links to Fort William, Glasgow and London. Nearby is the Nevis Range Mountain Resort with its world class mountain bike trails, gondola, snowsports and climbing, Fort William offers even more comprehensive facilities, along with the highland capital of Inverness and its busy airport. The A82 and A9 provide convenient road links. The unspoilt countryside provides a habitat for rare species of wildlife and there are delightful walks direct from the house.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
238.7 m<sup>2</sup>  
Balconies and terraces  
20.9 m<sup>2</sup>  
Reduced headroom  
5.2 m<sup>2</sup>



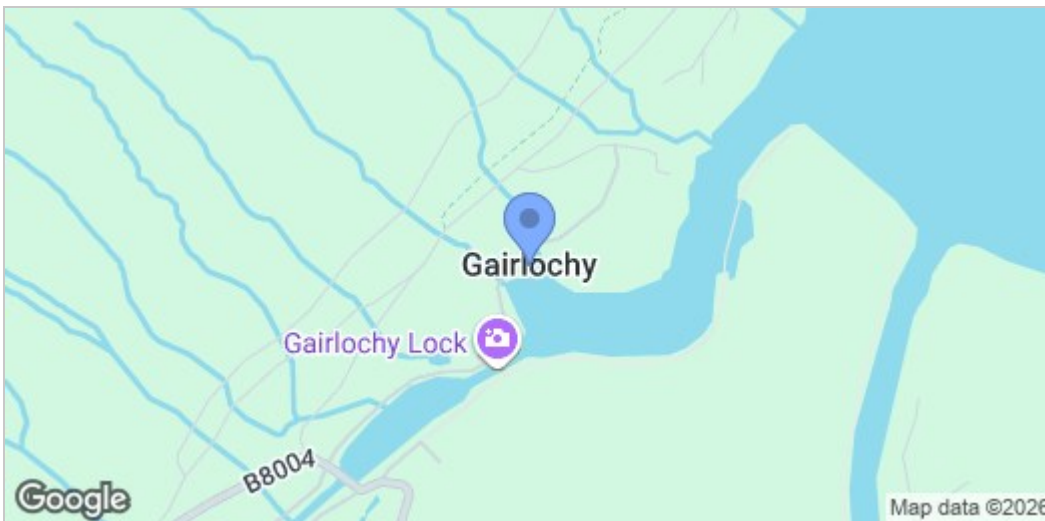
Floor 1 Building 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

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