



**Roselea
4 Achininver
Talmine**

**Offers over
£190,000**



- 2 Bedrooms
- Detached house
- Rural location
- Uninterrupted sea view
- Chain free
- Nearby beach

A true hidden gem, this charming 2 bedroom detached home, dating from around 1900, offers a rare opportunity to enjoy peaceful Highland living. Featuring 2 reception rooms and a wraparound garden, the property is full of character and potential.

Nestled within the breathtaking rural landscape of Talmine, the home sits just moments from a secluded sandy beach, providing an idyllic coastal retreat. Surrounded by stunning scenery, this picturesque setting perfectly captures the beauty and tranquillity of the Scottish Highlands.

The ground floor comprises: large sun porch, hall, 2 reception rooms, WC, kitchen and lobby. First floor: landing, bathroom and 2 double bedrooms.

Electric heating and double glazed throughout. Council tax band B and energy performance rating E. For a Home Report and the 360 tour, please go to our website www.pollardproperty.co.uk

What3Words: ///skills.polar.sprouting

**Porch 8' 10" x 4' 11" (2.7m x 1.5m)**

A large sun porch that has a half glazed external door and windows on 3 sides to take full advantage of the sea and countryside views. It is carpeted, has built in seating and double doors opening in to the hall.

Hall 9' 10" x 3' 3" (3m x 1m)

The L-shaped hall is carpeted and neutrally decorated with stairs to the first floor landing and doors opening into the 2 reception rooms, WC and under stairs cupboard.

WC 6' 3" x 3' 3" (1.9m x 1m)

A handy ground floor WC with a toilet and wash hand basin. A wall extractor fan provides ventilation.

Reception Room 1 13' 1" x 11' 10" (4m x 3.6m)

A well proportioned, carpeted room, neutrally decorated and featuring a window that overlooks the garden and surrounding countryside. The space is enhanced by a varnished tongue and groove ceiling and matching rear wall, adding warmth and character. A built-in window seat provides a cosy spot to enjoy the view, while an electric fire creates a focal point, complemented by an adjacent recessed area with open shelving for display or storage.

Reception Room 2 18' 4" x 13' 1" (5.6m x 4m)

An L-shaped room that is neutrally decorated and carpeted. It has a recessed window with a built in window seat to enjoy the same scenery as reception room 1 and a window to the rear overlooking the garden which bathes the room in natural daylight. Doors access the hall and kitchen.

Kitchen 14' 5" x 6' 7" (4.4m x 2m)

A galley kitchen with fitted floor units either side of the room that have marble effect worktops and open shelving above. There are 2 windows with views of the side and rear of the house plus doors to reception room 2 and the rear lobby. A rustic built in cupboard provides additional storage.

Rear Lobby 8' 10" x 4' 3" (2.7m x 1.3m)

A useful storm porch with an electricity supply and a window and glazed external door.

Landing 9' 2" x 4' 11" (2.8m x 1.5m)

The carpeted stairs lead up to the first floor landing that is neutrally decorated and has painted tongue and groove wall and ceiling cladding. The area is naturally lit by a skylight that also shines into a built in cupboard. Doors lead to the bathroom and 2 double bedrooms.

Bathroom 8' 10" x 5' 7" (2.7m x 1.7m)

A well proportioned room that has a window providing light and ventilation. There is a white bath, toilet and wash hand basin set in a vanity unit. Above the bath is an electric shower and around it is a white wet wall splashback.

Bedroom 1 13' 1" x 12' 6" (4m x 3.8m)

A carpeted double bedroom with a vaulted ceiling and a dormer window that floods the room in natural daylight and benefits from sea and countryside views. The room is neutrally decorated with white painted tongue and groove panelling on the ceiling and walls.

Bedroom 2 13' 1" x 11' 10" (4m x 3.6m)

A similar double bedroom as bedroom 1. It is carpeted, neutrally decorated and has a dormer window overlooking the garden and surrounding countryside. It has a vaulted ceiling with a hatch opening into the loft space. There are 2 built in wardrobes either side of the entrance to the room.

Garden

There is a wraparound garden with a lawn, established shrubs and trees. At one side of the property is a wooden shed.

All carpets, curtains and blinds are included in the sale.

No warranties or guarantees will be given with the property.

Please call Pollard Property on 01847 894141 to arrange a viewing.

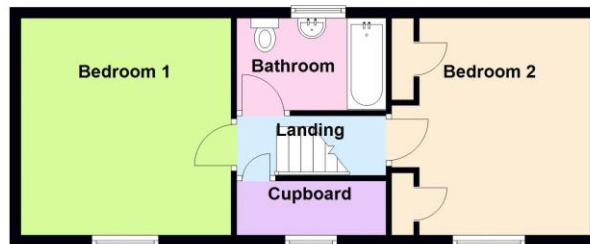




Ground Floor



First Floor



Asking Price in Scottish Legal Form to Pollard Property. **Viewing** by appointment through Pollard Property, call 01847 894141. **Entry** by arrangement **For current tax bandings:** www.saa.gov.uk **Mortgage Information:** please phone us to discuss your requirements. **Valuation:** If you would like a **FREE**, no obligation valuation and market appraisal on your property please contact us on 01847 894141.

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