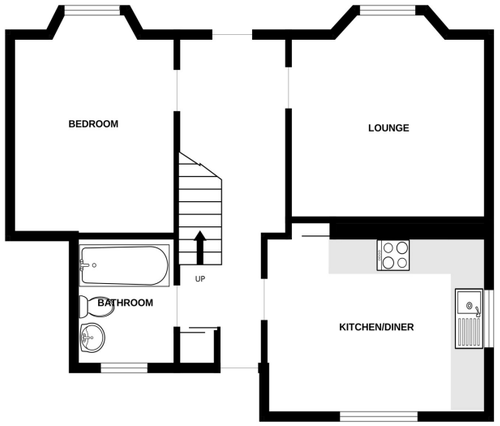
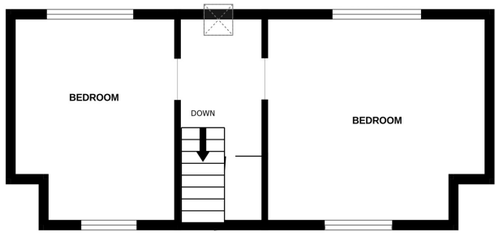
GROUND FLOOR



1ST FLOOR



Services
Mains water and electricity. Drainage is to a septic tank.

Extras
All carpets, fitted floor coverings, curtains and blinds and white goods. Furniture is available by separate negotiation.

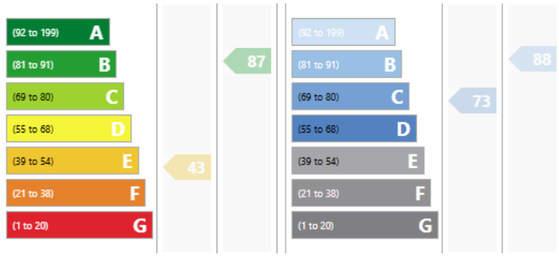
Heating
Electric heating.

Glazing
Double glazed windows throughout.

Viewing
Strictly by appointment via Munro & Noble Property Shop - Telephone 01463 22 55 33.

Entry
By mutual agreement.

Home Report
Home Report Valuation - £275,000
A full Home Report is available via Munro & Noble website.



DETAILS: Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533
OFFERS: All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.
INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.
GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS

These particulars are believed to be correct but not guaranteed. They do not form part of a contract and a purchaser will not be entitled to resile on the grounds of an alleged mis-statement herein or in any advertisement.

MUNRO & NOBLE
SOLICITORS & ESTATE AGENTS



14 Aultgrishan
Melvaig, Gairloch
IV21 2DZ

A picture perfect, three bedroomed detached house, which has breath-taking views over Loch Gairloch and benefits from pleasing décor and modern fittings.

OFFERS OVER £270,000

The Property Shop, 20 Inglis Street, Inverness
property@munronoble.com
01463 22 55 33
01463 22 51 65

Property Overview

Detached House
3 Bedrooms
1 Reception
1 Bathroom
Electric
Garden 0.27Acres
Driveway


Kitchen/Diner


Kitchen/Diner


Bedroom One


Bedroom Two



Property Description

Munro & Noble are delighted to present this seldom opportunity to acquire a beautifully presented, three bedroomed detached house with surrounding garden, located in the picturesque crofting township of Melvaig on the stunning West Coast of Scotland. Occupying an elevated and peaceful plot which extends to approximately 0.27 acres, 14 Aulgrishan affords uninterrupted views over The Minch, as well as being filled with a plethora of features including electric heating, double glazed windows, a fully fitted kitchen with white goods and a modern bathroom. The property represents a comfortable family home, and will also appeal to those looking for a property with excellent AirBNB potential as it's currently used as a successful holiday let. The immaculate accommodation is spread over two floors, and is delicately decorated with neutral tones, giving a clean and fresh feel throughout. Entering the property, visitors will appreciate the abundance of light let into the home by the terrific use of glazing, with the hallway having doors to the front and rear elevation, giving a warm and sunny first impression. First up is the hallway, which has an impressive timber staircase, and doors leading to a double bedroom, the cosy lounge, a kitchen/diner and a stylish bathroom which comprises a vanity wash hand basin, WC, and has a bath with shower over, complete with contemporary wet-walling, sanitaryware, and chrome towel rail. The charming lounge has a small but perfectly formed nook to take in the views, along with cosy nights indoors which can be enjoyed in front of the wood burning stove. Fully equipped with modern appliances including an electric hob and oven, small fridge-freezer, dishwasher, washing machine and tumble dryer, the double aspect kitchen delivers good worktop space, wall and base units, and is fitted with a sink drainer and mixer tap. There is also ample room for a table chairs to enjoy memorable meals. Upstairs, the landing area benefits from a walk-in storage cupboard, and a Velux window to the front, keeping this area bright and airy. A comfortable nights sleep can be enjoyed in the remaining two bedrooms, which are both double aspect and benefit from panoramic views. Outside, the front and rear gardens are easy to maintain, and incorporate areas of lawn that are flat and sloped, whilst being enclosed by fencing. A well positioned decking area with gravel border lies to the front, allowing the home owners to absorb the stunning surroundings, and enjoy the sunrise and sunsets. The rear paved area has a useful attached shed with power and lights. Please note, there is a steep sloping tarmac driveway with a cattle grid at the entrance which provides off-street parking provision to the front and side of the property. Please take care when accessing this area. Viewing of this property is essential and is the perfect purchase for those wanting a quality home in serene location.

Melvaig lies approximately 10 miles from Gairloch, offering access to local amenities while retaining a distinctly rural character. Perched on the shores of Loch Gairloch on Scotland's rugged West Coast, the village of Gairloch is a charming destination offering a mix of natural beauty, outdoor adventure, and Highland hospitality. It lies approximately 10 miles away and offers an excellent range of facilities including a general store, hotels, restaurant, garage, Post Office, bank, pharmacist, health centre and small selection of retail outlets. The village also boasts a 9-hole golf course, sports/leisure complex, community hall and stunning beach. Both primary and secondary education is available in Gairloch, to which bus transportation is provided. The area is renowned for its scenic grandeur, as well as its beautiful beaches and nearby mountains. The city of Inverness is approximately 65 miles away and Ullapool is 57 miles.







Rooms & Dimensions

Entrance Hall

Lounge
Approx 3.57m x 3.27m

Kitchen/Diner
Approx 4.08m x 3.07m

Bathroom
Approx 2.07m x 1.67m

Bedroom Three
Approx 3.00m x 3.52m

Landing

Bedroom Two
*Approx 3.01m x 3.68m**

Bedroom One
Approx 3.38m x 3.64m

*At widest point



