

**Services**

Mains water, electricity, and drainage is to a septic tank.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. The property is being sold as seen.

**Heating**

No fixed heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

B

**Viewing**

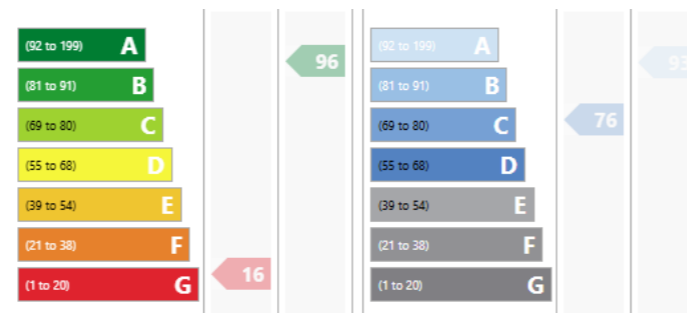
Strictly by appointment via Munro & Noble Property Shop  
- Telephone 01463 22 55 33.

**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £215,000  
A full Home Report is available via Munro & Noble website.



**Cuillin Cottage  
Arnisdale  
IV40 8JL**

A rare opportunity to purchase a two bedroomed, semi-detached cottage with stunning views towards Loch Hourn, with an additional parcel of land which lies to the rear elevation which extends to approximately 0.10 hectares.

**FIXED PRICE £200,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Semi-Detached Cottage
- 2 Bedrooms
- 1 Reception
- 1 Shower Room
- No Fixed Heating
- Land 0.10 Hectares
- Driveway

**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.

Lounge



Lounge



**Bedroom One**



**Bedroom Two**





Kitchen



**Property Description**

Positioned in a picturesque settling with stunning views over the countryside and Loch Hourn, this two bedroomed, semi-detached cottage is well-proportioned throughout, is fully double glazed, and retains its original character having thick stone walls. It appeal to a range of prospective purchasers, especially those seeking a property located in a peaceful and tranquil settling and only by viewing can one appreciate the accommodation on offer. The property within is spread over one floor and comprises an entrance porch and entrance hall, a spacious lounge (with feature electric fire set within a wooden surround), an inner hall, kitchen, shower room and two double bedrooms, with the principle bedroom benefiting from a fitted cupboard.

The kitchen is fully fitted with wall and base mounted units with worktops, splashback tiling, a 1 1/2 stainless steel sink with mixer tap and drainer. Free standing goods located here and included in the sale comprise a washing machine, an electric cooker, a fridge and freezer and a dishwasher. The shower room is fitted with a three piece suite comprising a W/C, a wash hand basin and a wet walled shower cubical with electric shower.

Externally, the front elevation is predominantly laid to lawn, with a stone path leading to the front door of the cottage. The rear and side elevation is laid to lawn and sited here is a garden shed. Further to this, an additional parcel of land lies to the rear elevation which extends to approximately 0.10 hectares and is enclosed by wire fencing.

Arnisdale is a hamlet in the Scottish highlands, and lies on the North shore of Loch Hourn approximately 10 miles away from the village of Glenelg which has a shop, a primary school, a nursery, coffee shops and other amenities including the popular Glenelg Inn and restaurant. Surrounded by natural beauty, with hills, lochs, and coastlines nearby, this is a haven for walkers, artists, nature-lovers and those seeking an escape from the bustle of urban life. The nearby ferry – the last manually operated turntable in the world - adds a touch of local history and connects you to the rugged charm of Skye in minutes.

**Rooms & Dimensions**

Entrance Porch

Approx 2.34m x 1.66m

Entrance Hall

Lounge

Approx 3.65m x 4.32m

Inner Hall

Kitchen

Approx 2.47m x 2.62m

Shower Room

Approx 1.87m x 1.68m

Bedroom Two

Approx 2.18m x 2.90m

Bedroom One

Approx 4.21m x 3.55m



Entrance Porch



Shower Room

