



7 AULTBEA
AULTBEA, WESTER ROSS.



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A detached bungalow with development potential enjoying views over Loch Ewe

Gairloch 12 miles. ■ Inverness 75 miles.

- One Reception Room. Four Bedrooms.
- A detached bungalow with potential for extension.
- Fully enclosed garden with timber shed.
- Stunning views towards Loch Ewe and the Isle of Ewe.
- Walking distance from the shores of the loch.

About 0.16 hectares (0.4 acres) in all.

Offers Over £265,000





SITUATION

The village of Aultbea is located on the west coast of Scotland and lies on the south east shore of Loch Ewe. Aultbea has a good range of amenities including a village shop, post office, doctor's surgery and garage. Primary schooling can be found at Bualnaluib, one mile distant, and secondary schooling is in Gairloch for which there is a free bus service. Further shops and amenities are also available in Gairloch, Ullapool and Dingwall. The west coast is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The coast is famous for its sailing, while inland mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. Aultbea is in the heart of this landscape with easy access to the very best it has to offer.

DESCRIPTION

Located within walking distance of both the loch and the local amenities, 7 Aultbea is a detached family sized bungalow occupying a generous plot and bordered on three sides by croftland. Offering well-proportioned and versatile accommodation with a pleasing layout, the property which requires a degree of upgrading holds potential for extension subject to gaining the relevant permissions. The views that can be enjoyed to the front, over the garden, take in Loch Ewe, the Isle of Ewe and the distant Torridon mountains.

ACCOMMODATION

Ground Floor - Entrance Vestibule. Hallway. Sitting Room. Kitchen/Diner. Bathroom. One Bedroom with ensuite Shower Room. Three further Bedrooms.

GARDEN GROUNDS

The property is approached via a track over which right of access has been granted, leading to gated access to a gravel driveway and parking area to the front and side. The generous garden extends to approximately 0.16 hectare (0.4 acres) is bounded by wood and wire fencing and is low maintenance being laid mainly to grass whist having a small area laid to patio lying to the front of the property.

OUTBUILDINGS

A timber garden shed is sited within the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	LPG	Band E	Not currently connected	E	Freehold

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/stupidly.existence.leaps>

MOVEABLES

All carpet and fitted floor coverings are included in the sale. Further items may be available by separate negotiation.

VIEWING

Viewing is by prior appointment only through the Selling Agents, Galbraith, Clark Thomson House, Fairways Business Park, Inverness, IV2 6AA. Telephone (01463) 224343. The person who may accompany you may however not be an employee of Galbraith.



POST CODE

IV22 2JA

SOLICITORS

Munro & Noble
26 Church Street
Inverness
IV1 1HX

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

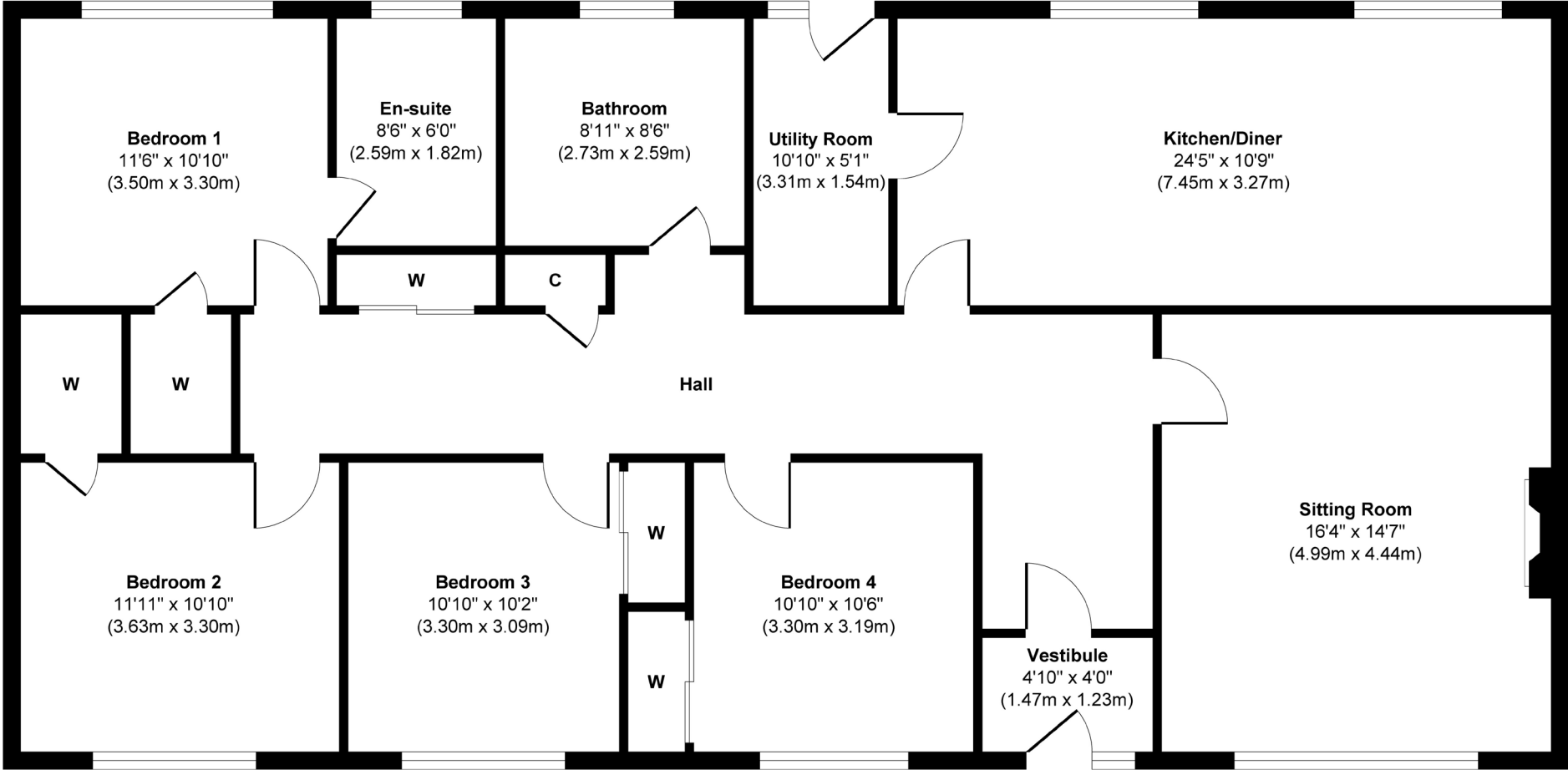
Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal form should be submitted to the local Galbraith office per these sales particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in October 2023 (insert if applicable ie photos taken a period of time prior to launch)



7 Aultbea, Achnasheen, Highland, IV22 2JA



Floor Plan

Approx. Gross Internal Floor Area 1569 sq. ft / 145.79 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Galbraith



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