

Galbraith



26 HARBOUR STREET
PLOCKTON, WESTER ROSS



26 HARBOUR STREET, PLOCKTON, WESTER ROSS

A handsome village house with beautiful views overlooking Loch Carron.

Kyle of Lochalsh 6 miles ■ Inverness 72 miles

- Two Reception Rooms. Four Bedrooms.
- Well-appointed family accommodation.
- Stunning, landscaped garden and lochside terrace.
- Garage and off street parking.
- Previously a successful holiday let.
- In the heart of a charming, NTS conservation village.
- To be sold as seen.

About 0.1 hectares (0.24 acres) in all.

Offers over £555,000

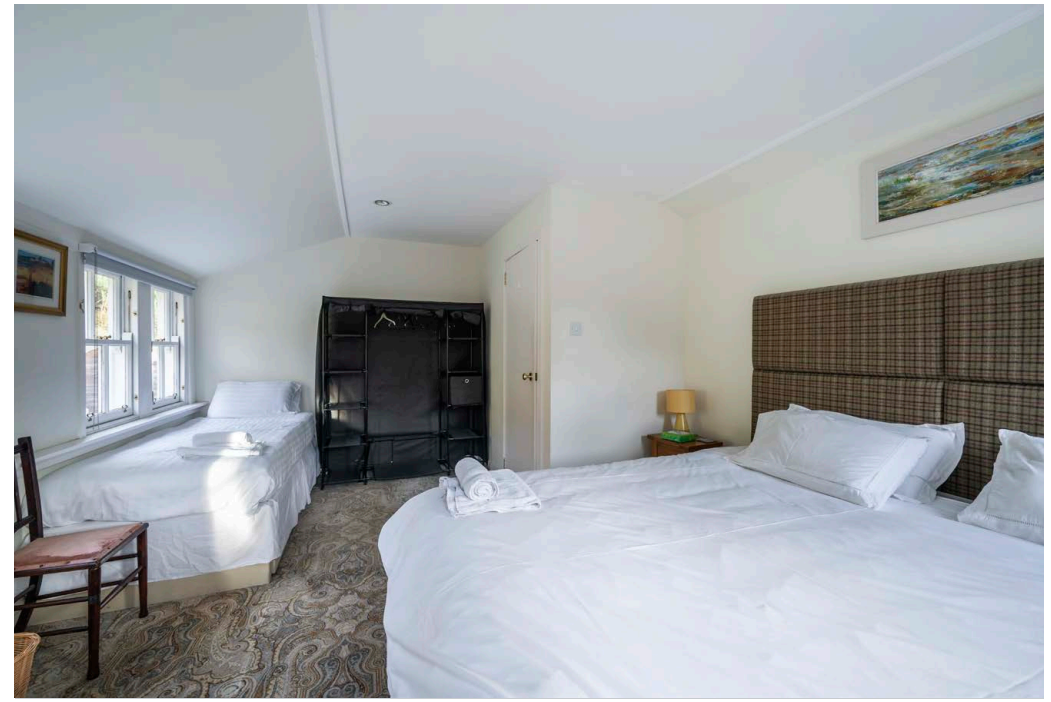
Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket







SITUATION

No 26 Harbour Street is in a delightful setting in Plockton in Wester Ross. The property comprises a handsome, traditional, family-sized house with beautiful gardens, off-street parking and garage. At the end of a single track road and with stunning views over Loch Carron, this 19th century former fishing village is charming; its main street and lanes meandering between terraces of old fishing cottages. The village has been designated a National Trust for Scotland conservation village to preserve its heritage and today draws visitors from all over the world.

The west coast of Scotland is famous for its spectacular coastline of sheltered bays, wide sandy beaches and beautiful island views with a backdrop of dramatic mountain peaks. The region has long been a popular tourist destination due to its mild climate, unspoilt scenery and romantic history and yet, just a short distance away from the busy tourist centres, the countryside offers a haven of peace where native wildlife and flora are plentiful and breathtaking views are the norm.

Plockton has a small supermarket, a good range of hotels and restaurants, a railway station and schooling up to secondary level as well as its well-known music academy. Kyle of Lochalsh, where the bridge crosses to Skye, offers a good range of shops and amenities, while Inverness, about 2 hours' drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.



DESCRIPTION

No 26 Harbour Street has sensitively modernised, generous accommodation, retaining much of the character and many of the features of the original house. The property has a two storey extension to the rear and this offers the potential, subject to the necessary consents, to create separate letting accommodation.

The current owner purchased the property in 2019 and since then has redecorated, replaced the white goods and installed new garage doors as well as carrying out regular maintenance. With the exception of a few personal items, the house is to be sold as seen.

ACCOMMODATION

Ground Floor - Entrance Hall. Dining Kitchen. Sitting Room.

Upper Level - Utility Room/Boot Room. Bathroom.

First Floor - Family and Dining Room. Bedroom. Shower Room. WC.

Upper Level - Bedroom. Bathroom.

Second Floor - Two Bedrooms.

GARDEN GROUNDS

The property is approached from the single track public road, a gateway leading to a tarmac driveway over which the owner has a right of access and parking area beside the garage. No 26 Harbour Street lies across the public road from the parking area.

The grounds extend to approximately 0.24 acres and lie both to the rear of and across the road from the house. The rear gardens have been landscaped and planted by a professional gardener and are outstanding, not only for their planting schemes and colour, but also for the year-round interest and clever use of sloping ground. There are beautiful, panoramic views from the top of the garden and a summer house as well as direct access to local walks. The garden ground opposite the house has also been thoughtfully designed, with a sheltered flagstone sitting area and stone steps to a block paved parking area and beyond to the lochside.

OUTBUILDINGS

Adjacent to the parking area is a single garage with double doors.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Electric	F	Wireless*	Available*	F	Freehold

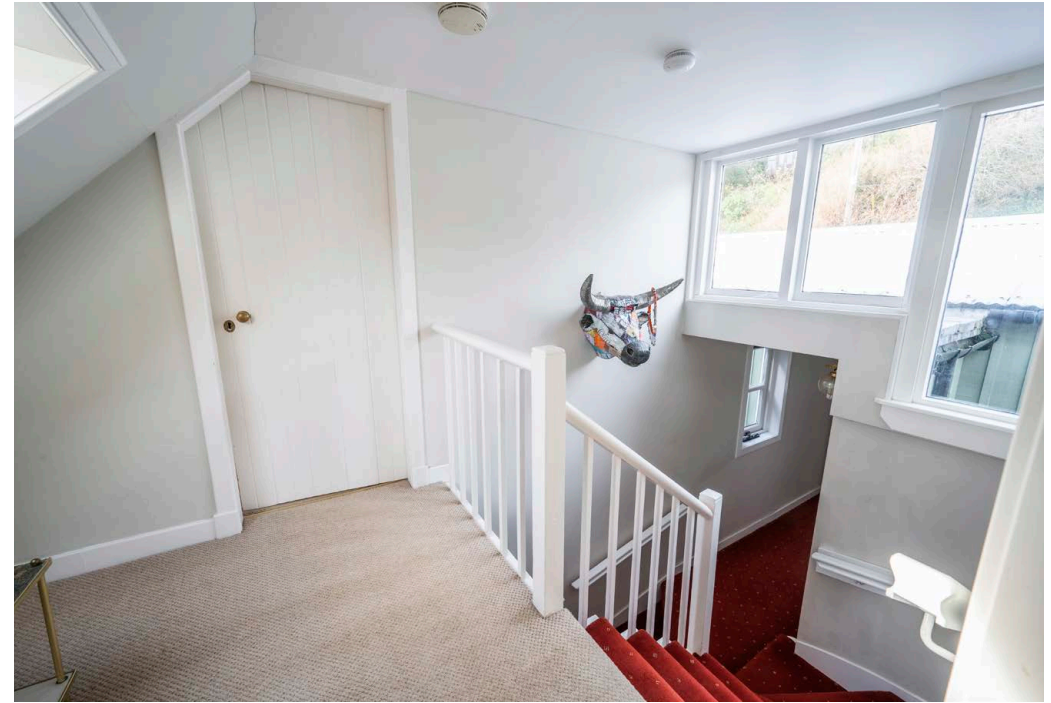
*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

DIRECTIONS

Exact grid location - What3Words - \\\ <https://w3w.co/reinstated.accented.ensemble>

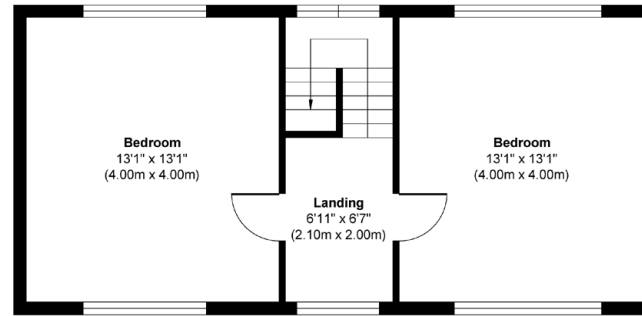
MOVEABLES

With the exception of a few personal items, the property is to be sold as seen.

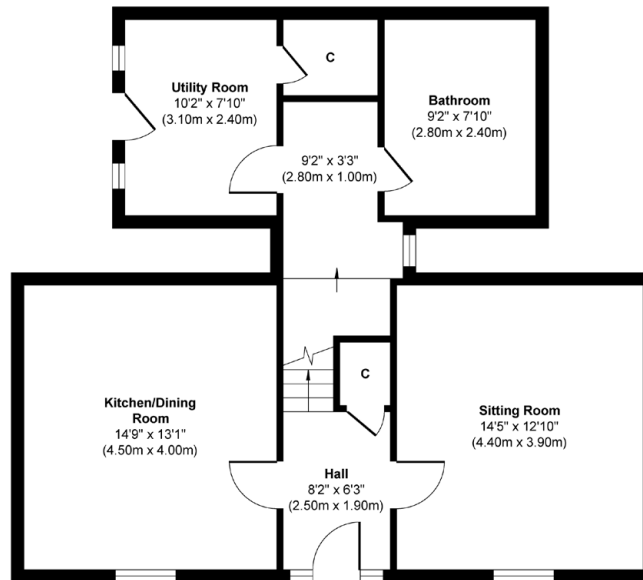




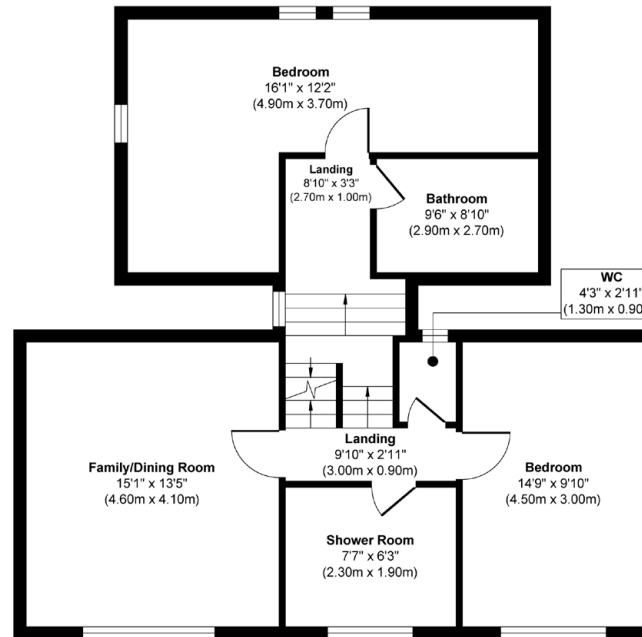
26 Harbour Street, Plockton IV52 8TN



Second Floor
Approximate Floor Area
474 sq. ft
(44.10 sq. m)



Upper Level Ground Floor
Approximate Floor Area
714 sq. ft
(66.34 sq. m)



Upper Level First Floor
Approximate Floor Area
777 sq. ft
(72.24 sq. m)

Approx. Gross Internal Floor Area 1965 sq. ft / 182.68 sq. m

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

Produced by Elements Property

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

IV52 8TN

SOLICITORS

PRG Partnership, Glasgow
11 Cowgate
Kirkintilloch
Glasgow
G66 1JD

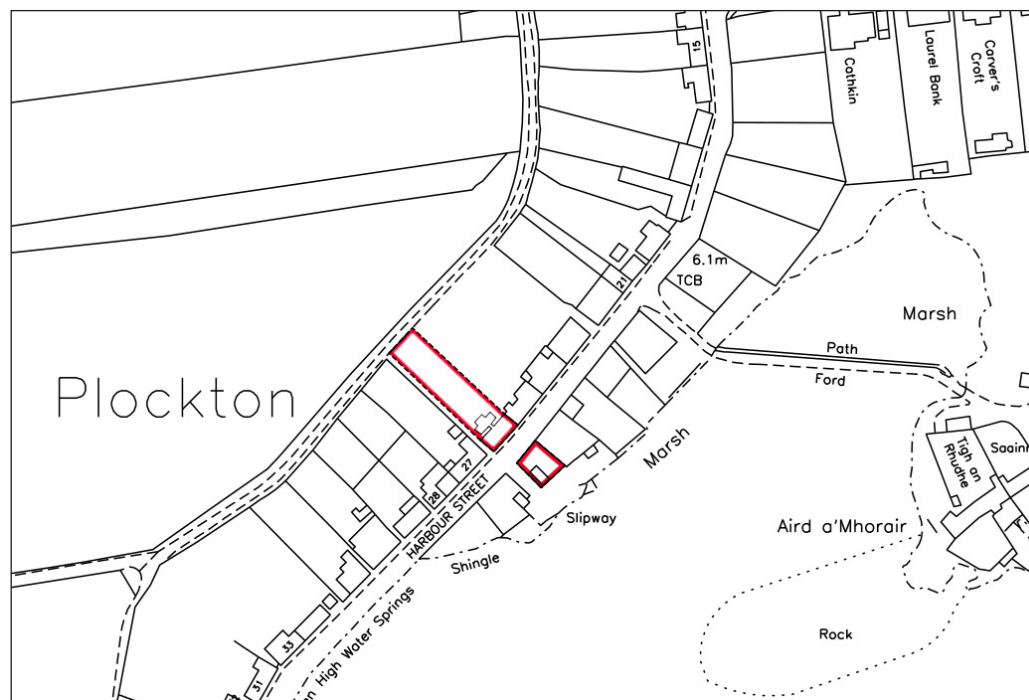
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification 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 sale 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in (insert if applicable ie photos taken a period of time prior to launch)





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