



18 SHORE STREET
APPLECROSS, WESTER ROSS



18 SHORE STREET, APPLECROSS, WESTER ROSS

A delightful modernised cottage with stunning water and island views.

Lochcarron 17 miles. ■ Inverness 79 miles.

- One Reception Room. Two Bedrooms.
- Well laid out and comfortable accommodation.
- Fully insulated garden cabin.
- Beautiful views over Applecross Bay to the Island of Raasay.

About 0.02 hectares (0.06 acres) in all.

Offers over £275,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**





SITUATION

No 18 Shore Street is in the hamlet of Applecross on the Applecross peninsula in Wester Ross. The property is in a beautiful setting, set in the main street which follows the shoreline and with spectacular views across the Inner Sound to Skye.

The Applecross Peninsula is famous for its beautiful and remote setting, stunning coastline and charming village with its traditional houses and popular Inn. In spite of its popularity, Applecross remains unspoilt and has a strong community, along with many walks and places of historic note in the area.

There are good facilities in the area with a school and shop in Camusterrach as well as a resident doctor, weekly visiting fish and butcher vans, a petrol station and the famous Applecross Inn and Walled Garden Café. Lochcarron, about 45 minutes away, has a small supermarket while weekly boarding is available at Plockton Secondary School. Inverness, about 2 hours' drive away, offers all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The cottage was bought by the current owners in 2005 and since then the property has been upgraded and maintained well. The accommodation is well laid out and comfortable with a welcoming open plan dining kitchen, cosy sitting room with woodburning stove, and two comfortable bedrooms and a bathroom on the first floor. In addition, there is a garden cabin lying to the rear of the house which has the potential for further conversion, subject to the necessary consents.



ACCOMMODATION

Ground Floor – Entrance Porch. Sitting Room. Dining Kitchen. Pantry. Utility Room. Shower Room. Back Hall.

First Floor – Two Bedrooms. Bathroom.

GARDEN GROUNDS

The property is approached from the public road with on-street parking adjacent to the cottage.

The grounds, which extend to approximately 0.06 acres, lie mainly to the rear of the property and comprise a sheltered, terraced, lawned garden.

OUTBUILDINGS

GARDEN STUDIO

3.4 m x 2.2 m

Of timber construction. Fully insulated and lined and with two box beds, power and light.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Mains	Electric storage heaters	C	Applecross Community Broadband via applenet	F	Freehold



DIRECTIONS

No 18 Shore Street is on the main street in Applecross village, the second house from the end. Exact grid location - What3Words - <https://w3w.co/flukes.ideas.continues>

MOVEABLES

All fitted carpets, curtains and light fittings are included in the sale. Further items may be available by separate negotiation.

NOTES

There is a servitude right of access to the rear of the property along the left hand side of the house.

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

IV54 8LR

SOLICITORS

Munro and Noble

2017 ANTI MONEY LAUNDERING REGULATIONS

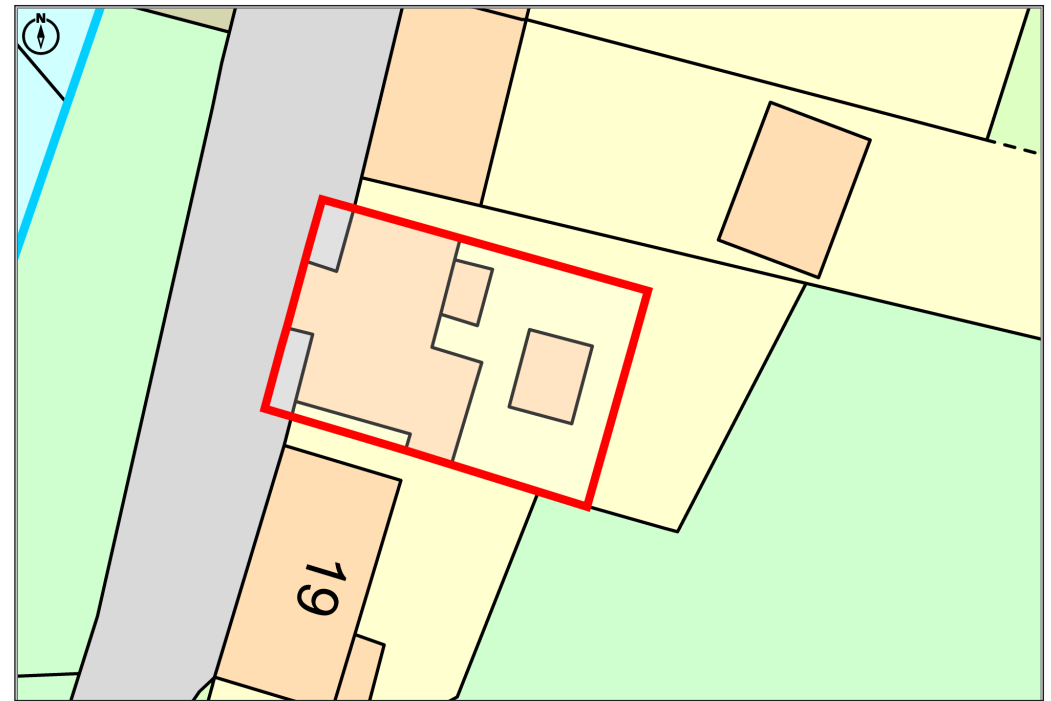
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- 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.

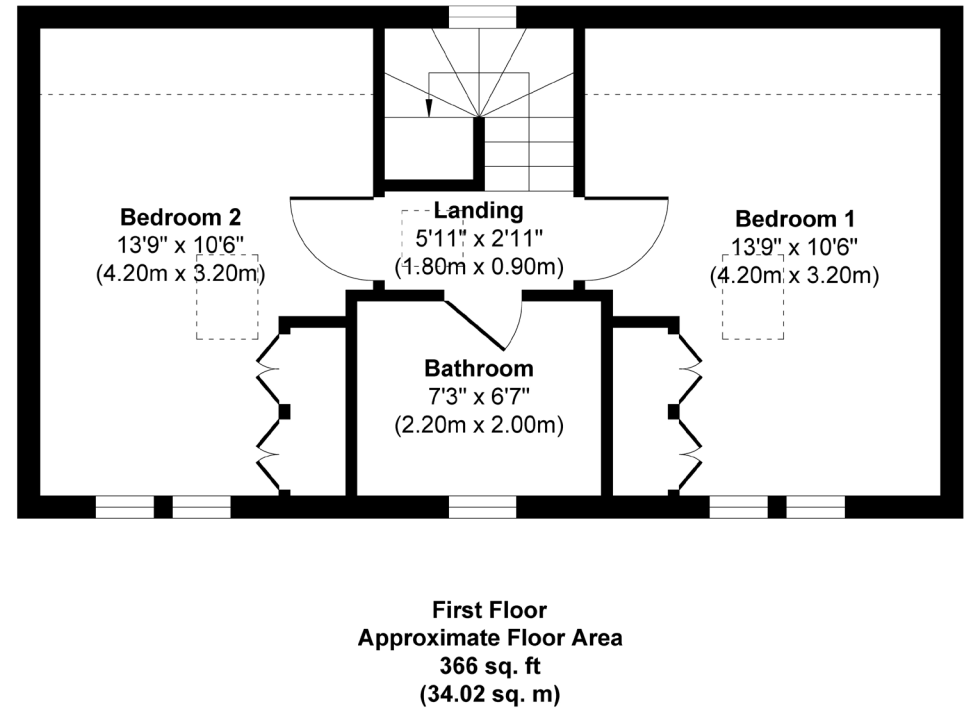
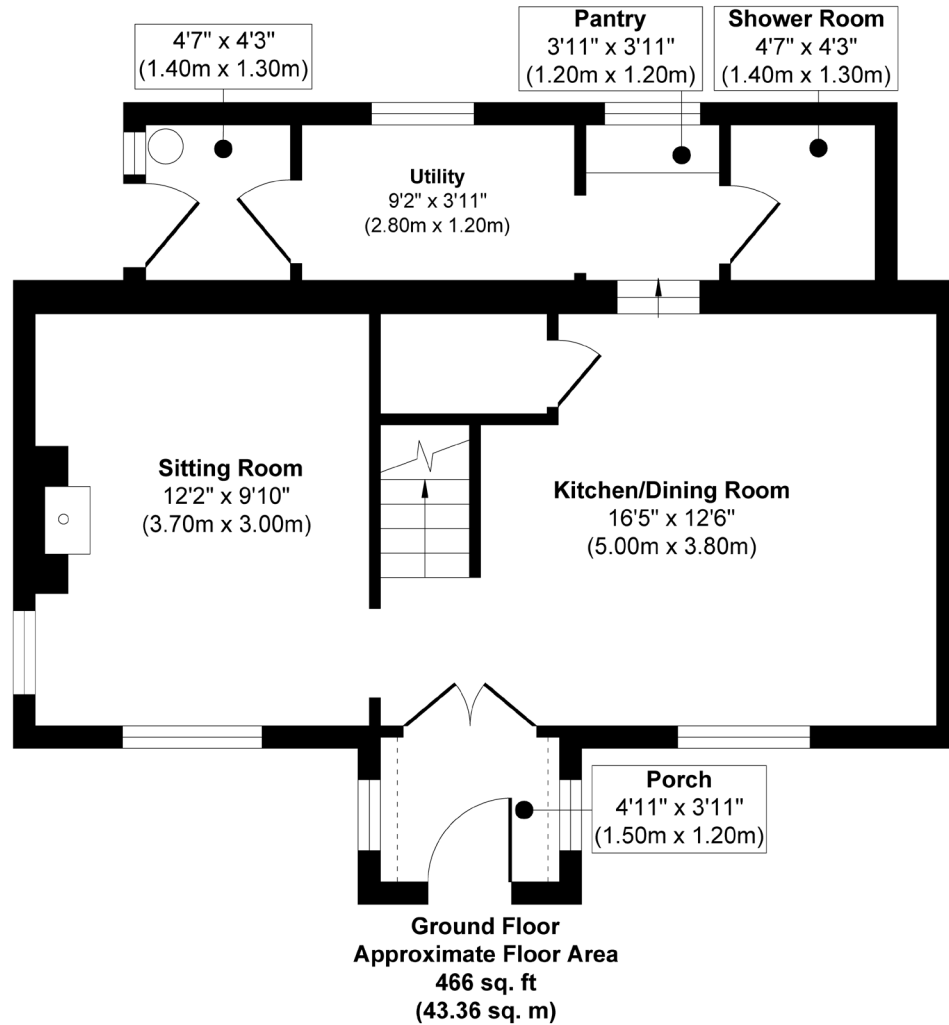
Failure to provide this information may result in an offer not being considered.

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.



18 Shore Street, Applecross IV54 8LR



Approx. Gross Internal Floor Area 832 sq. ft / 77.38 sq. m

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

Produced by Elements Property



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