

# Carnalean

Alligin | Torridon | Wester Ross



**Galbraith**



## A comfortable modern house in a spectacular waterfront setting.



Torridon 5 miles | Dingwall 54 miles | Inverness 65 miles  
(All distances are approximate)

**About 0.06 hectares (0.17 acres) in all.**

One Reception Room. Three Bedrooms.

A well-appointed interior.

Easily managed grounds with sitting areas.

Direct access to Loch Torridon.

Spectacular south-westerly loch and mountain views.

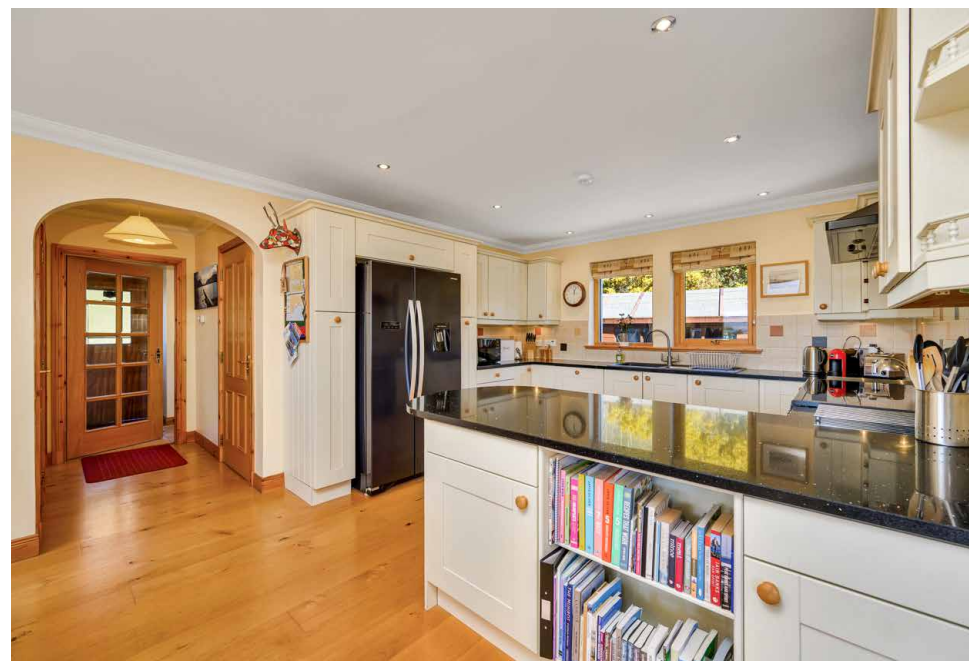
Access to pier and loch moorings available.

**Offers over £450,000**

# Galbraith

Clark Thomson House | Fairways Business Park | Inverness | IV2 6AA  
T: 01463 224 343 | E: [inverness@galbraithgroup.com](mailto:inverness@galbraithgroup.com)

[galbraithgroup.com](http://galbraithgroup.com)



## Situation

Carnalean is in the charming coastal hamlet of Inveralligin in Wester Ross. The property is in a spectacular setting, positioned above the shores of Loch Torridon and the village pier and with stunning south-westerly views across the water to the mountains of the Applecross Peninsula.

Nearby Torridon village has a general store and two cafes, doctor's surgery, community centre and well-known country house hotel and inn, while there is an award winning restaurant at Diabaig, about four miles away. There are a wider range of services and amenities in Dingwall and Gairloch, while primary schooling is available in Shildaig and secondary schooling in Gairloch. Inverness has all the facilities of a modern city including its mainline railway station and airport with regular flights to the south and Europe.

The west coast is famous for its mild climate, beautiful coastline and exquisite island views. The unspoilt countryside and traditional communities make this area popular with those seeking a change of lifestyle or a second home. The surrounding countryside offers some superb scenery with the opportunity for many outdoor pursuits including hill walking, mountain biking, fishing, shooting and sailing, while the immediate area has excellent sea-kayaking and access to notable Munros including Beinn Alligin and the Torridon range.



## Description

Carnalean, which the current owner purchased in 2013, was built in 2007 and has comfortable and well-appointed accommodation, designed to take advantage of the outstanding views and maximise solar gain. The property has been improved and maintained as required and recent work includes the installation of a new shower.

The ground floor of the house is semi-open plan, filling the house with coastal light, and the first floor has a generous landing suitable for use as a sitting area or office, and has a hatch to the full-length floored attic. The jacuzzi bathroom is of a size which offers the potential for conversion to an additional bedroom and separate bathroom.

## Accommodation

Ground Floor - Open plan Dining Kitchen with Sitting Area. Sitting Room. Bedroom 3. WC. Utility Room.

First Floor - Landing with Office Area. Master Bedroom with en suite Shower Room. Bedroom 2. Shower Room. Jacuzzi Bathroom.

## Grounds

The grounds extend to approximately 0.17 acres and comprise a gravel garden with sitting areas to the front and side of the house, while to the rear naturally regenerating ground rises to the boundary.

There is access to the village pier and loch moorings are available.

To the rear of the house is a garden shed and wood store.

## General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Highland Council	Band F	Band C

## Services

Mains electricity and water are connected | Private drainage to septic tank  
Oil fired central heating, underfloor throughout | Internet is available | Mobile Signal Yes

## Directions

 what.three.words ///speedily.times.kilowatt

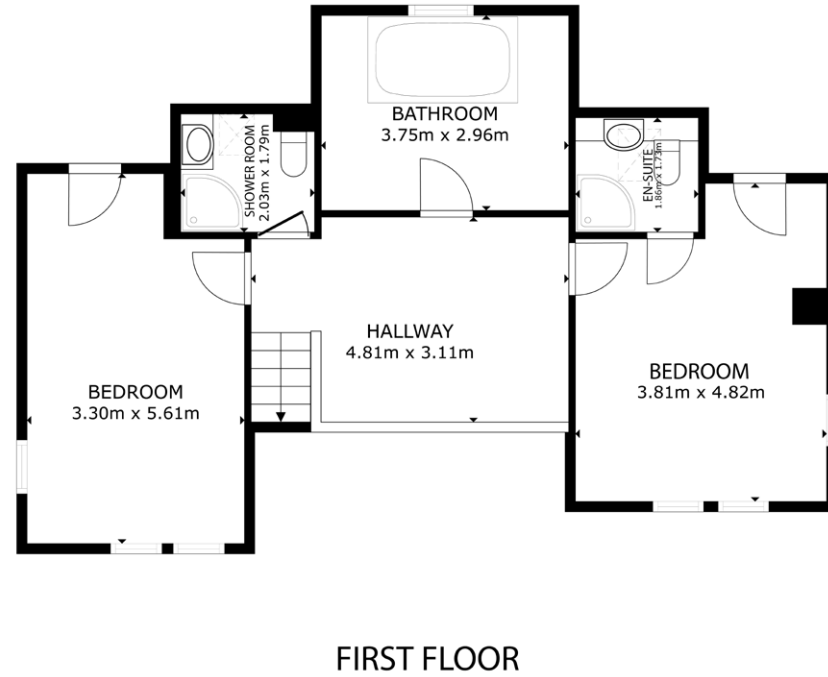
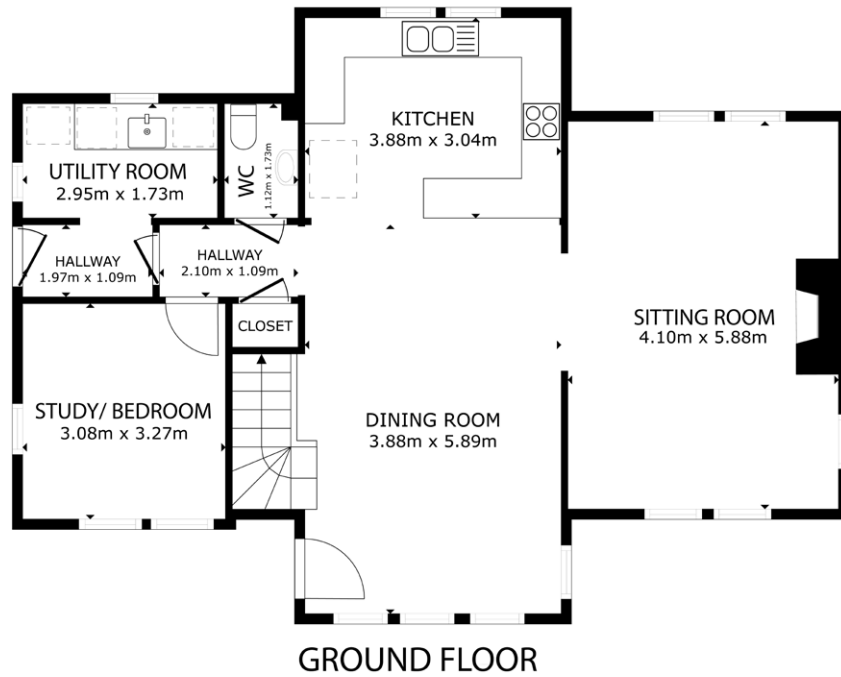
 Post Code: IV22 2HB







# Carnalean, Inveralligin, Torridon IV22 2HB



GROSS INTERNAL AREA  
FLOOR 1 86.5 m<sup>2</sup> FLOOR 2 68.5 m<sup>2</sup>  
TOTAL : 155.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Solicitors

South Forrest  
8 Ardross Terrace  
Inverness

## Fixtures and Fittings

All blinds, the fridge freezer, the double oven free-standing cooker and the built-in dishwasher are included in the sale. Further items may be available by separate negotiation.

## Viewings

Strictly by appointment with the Selling Agents.

## Health & Safety

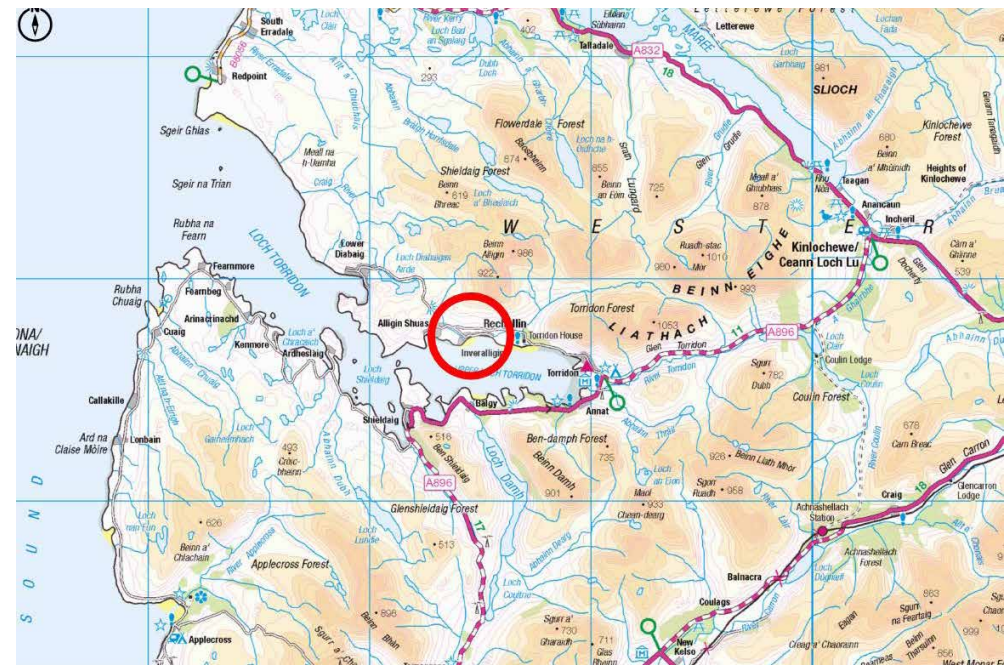
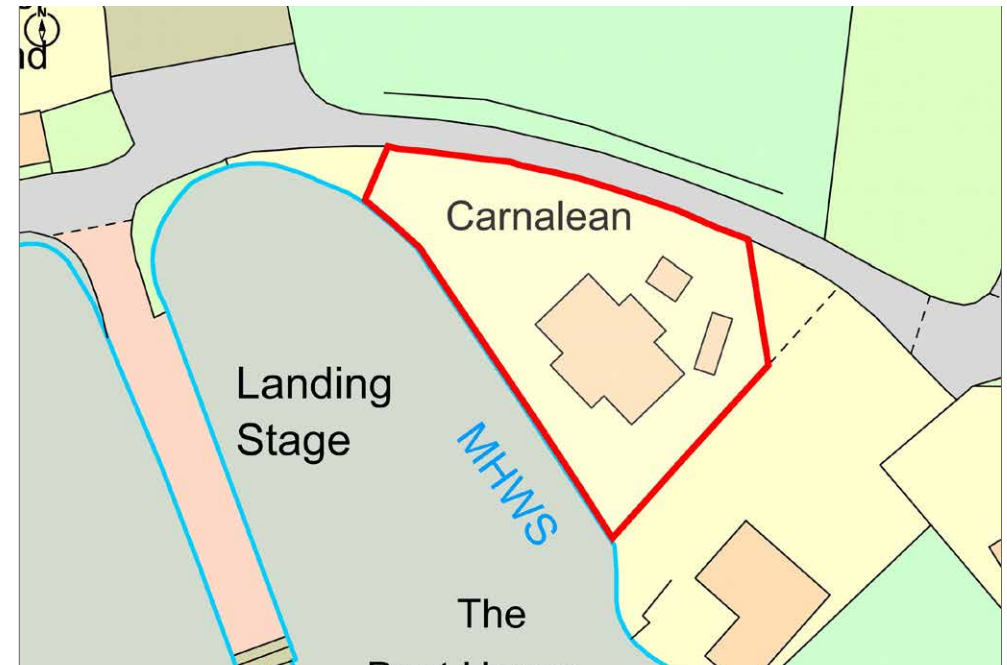
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

## 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 May 2026.





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