

Galbraith

THE COTTAGE

ACHINTEE, STRATHCARRON.



THE COTTAGE, ACHINTEE, STRATHCARRON.

A delightful detached and extended former croft house in a beautiful rural location.

Kyle of Lochalsh 18 miles. ■ Inverness 61 miles.

- One Reception Room. One Bedroom.
- Detached traditional cottage.
- Comfortable and well—proportioned accommodation.
- Mature, enclosed garden.

Offers Over £150,000



Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 OnTheMarket



SITUATION

The hamlet of Achintee in Wester Ross lies close to the small village of Strathcarron which is on the main railway route from Kyle of Lochalsh to Inverness and which has a hotel with a bar, lounge and a café/restaurant. The area is renowned for its natural beauty and Achintee is an excellent base for exploring the west coast which is famous for its unique coastline of sheltered bays, wide sandy beaches and beautiful island views, with a backdrop of dramatic mountain peaks. This area has long been a popular tourist destination with its easy access to Skye and Plockton. The village of Lochcarron some 4 miles distant is on the shore of Loch Carron, a stunning sea loch and has a range of amenities including a general store, Post Office, cafes and a primary school. Inverness, about 1 ½ hour's drive away, has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

The Cottage is a charming, detached and extended, single storey former croft house located in the hamlet of Achintee on the outskirts of the village of Strathcarron, Wester Ross. The property was upgraded in 2015 and retains some original features including the exposed stone walling and fireplace in the sitting room and wood panelling in the bedroom. The accommodation is comfortable, well-proportioned and has latterly been run as a successful holiday let.

ACCOMMODATION

Porch. Hall. Bedroom. Bathroom. Sitting Room. Dining Kitchen. Vestibule.

GARDEN GROUNDS

The garden, which is in the main bounded by wood and wire fencing, is well tended and mainly laid to grass interspersed with shrubs and has colourful, well stocked flowerbeds. A gravel driveway provides off-street parking.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	EPC	Tenure
Mains	Private	Electric	Band B	Available	Band E	Freehold

DIRECTIONS

Exact grid location - What3Words - <https://what3words.com/balloons.befitting.computers>

MOVEABLES

All carpets and fitted floorcoverings 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

IV54 8YX

SOLICITORS

Messrs Davidsons Solicitors

35 Albany Street

EDINBURGH

EH1 3QN

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:

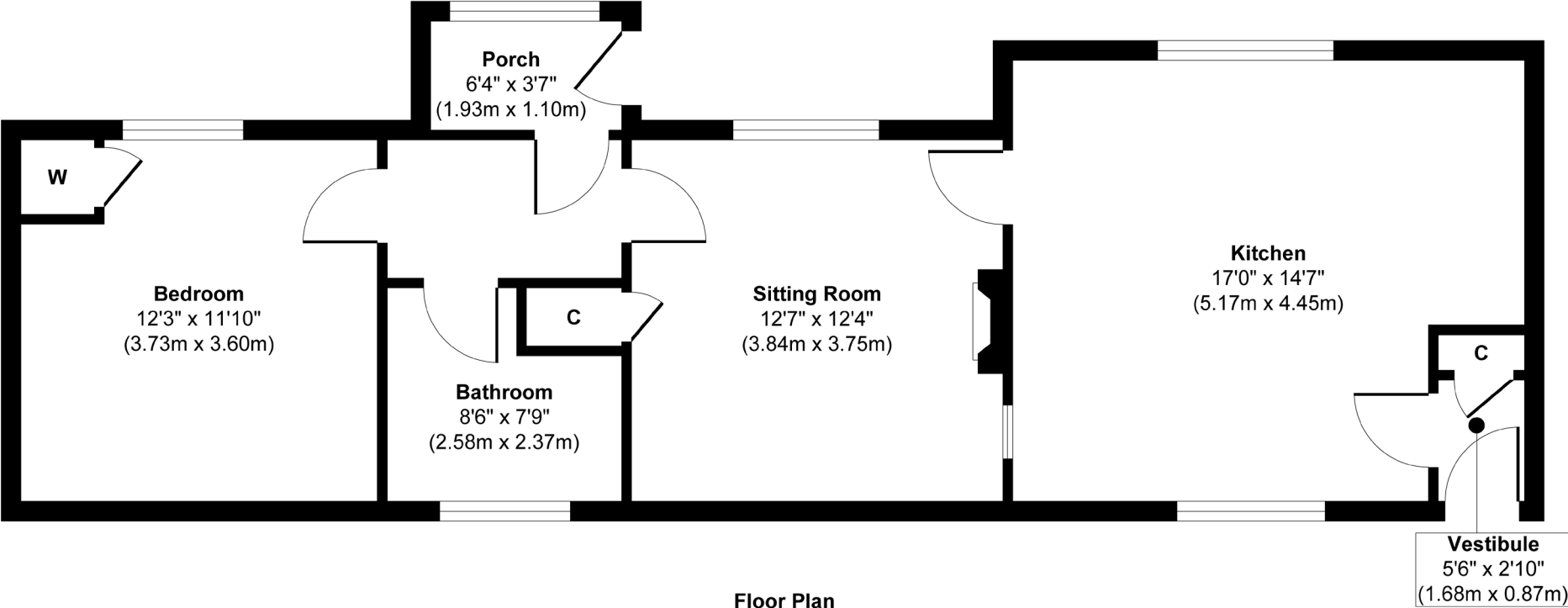
- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we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

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





the Cottage, Achintee



Floor Plan

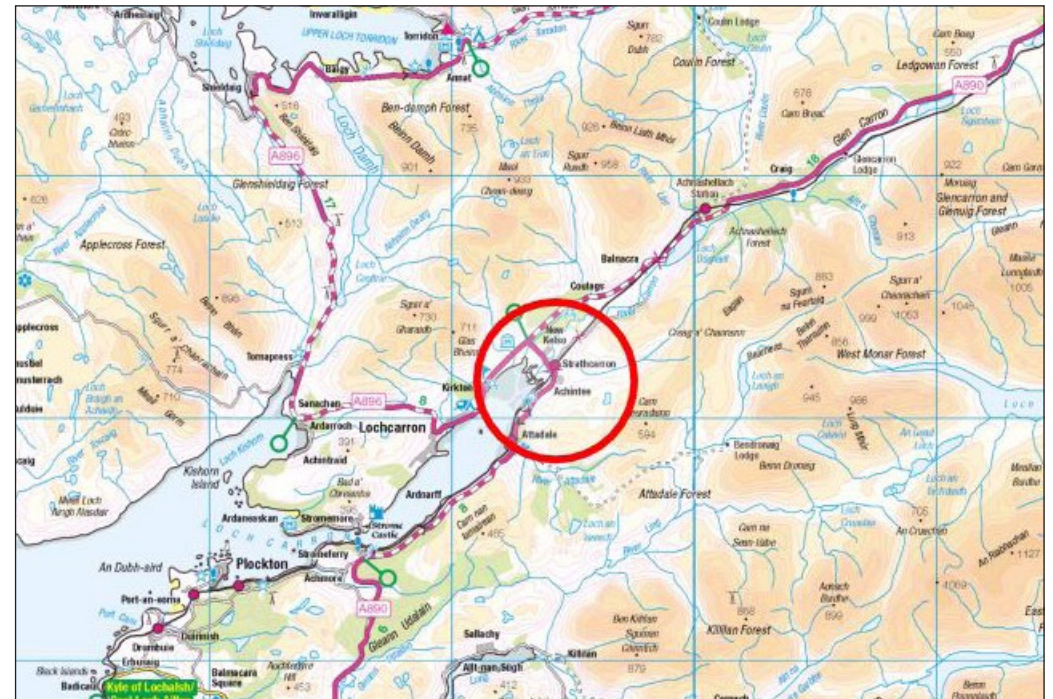
Approx. Gross Internal Floor Area 666 sq. ft / 61.91 sq. m

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

Produced by Elements Property

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 August 2023.





Galbraith


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