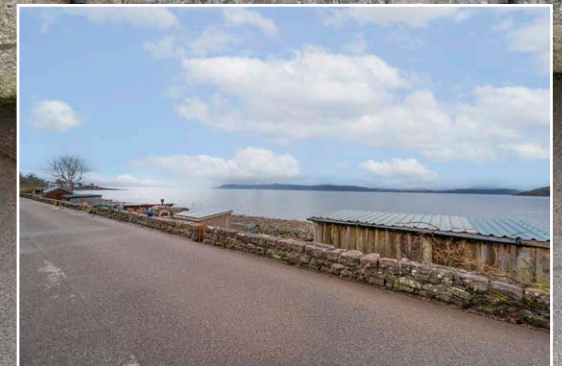




5 SHORE STREET
APPLECROSS, WESTER ROSS





5 SHORE STREET, APPLECROSS, WESTER ROSS

A quaint, terraced cottage with far-reaching views over Applecross Bay.

Lochcarron 17 miles ■ Inverness 79 miles

- One Reception Room. Two Bedrooms.
- Traditional, upgraded, mid terraced cottage.
- A fantastic village location on the NC500.
- With sea and island views.

Offers Over £180,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com

 **OnTheMarket**





SITUATION

Located in the hamlet of Applecross on the Applecross peninsula in Wester Ross, on the famous NC500. 5 Shore Street is in a beautiful setting, set in ‘the street’ which follows the shoreline. There are good facilities in the area with a school and shop in Camusterrach as well as a resident doctor, a petrol station and the famous Applecross Inn and Walled Garden Café. Tesco Supermarket deliver to the village upon requests. 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

No. 5 Shore Street is a charming, mid terraced cottage enjoying fantastic views over Applecross Bay, to the Inner Sound and the islands of Raasay and Skye. The current owners purchased the property in 2005 and have since made several improvements including the addition of the front porch, the refitting of the kitchen, the laying of new floor coverings and the installation of an electric wet heating system. They have also installed a wood burning stove in the cosy sitting room, have replaced all glazing and have upgraded the electrics. The property is currently used as a holiday home for the owners but is sometimes used as overflow accommodation for the popular Applecross Inn, with the recent Short-Term Let Licence granted in March 2025. The Short-Term Let licence is transferable to the new owner, if required, and is valid until March 2028.

ACCOMMODATION

Ground Floor – Entrance Porch. Kitchen. Sitting Room.
First Floor – Landing. Principal Bedroom. Bedroom/Study. Bathroom.

GARDEN GROUNDS

To the rear of the property is a sloped uncultivated bank, access to which is gained form the gable end of the terrace.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Mains	Electric Wet System	Band A	Available*	Available*	Band 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://what3words.com/seating.topics.conquests>

MOVEABLES

All carpets, fitted floor coverings, curtains, blinds and white goods are included in the sale. Further items of furniture are 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 8LR

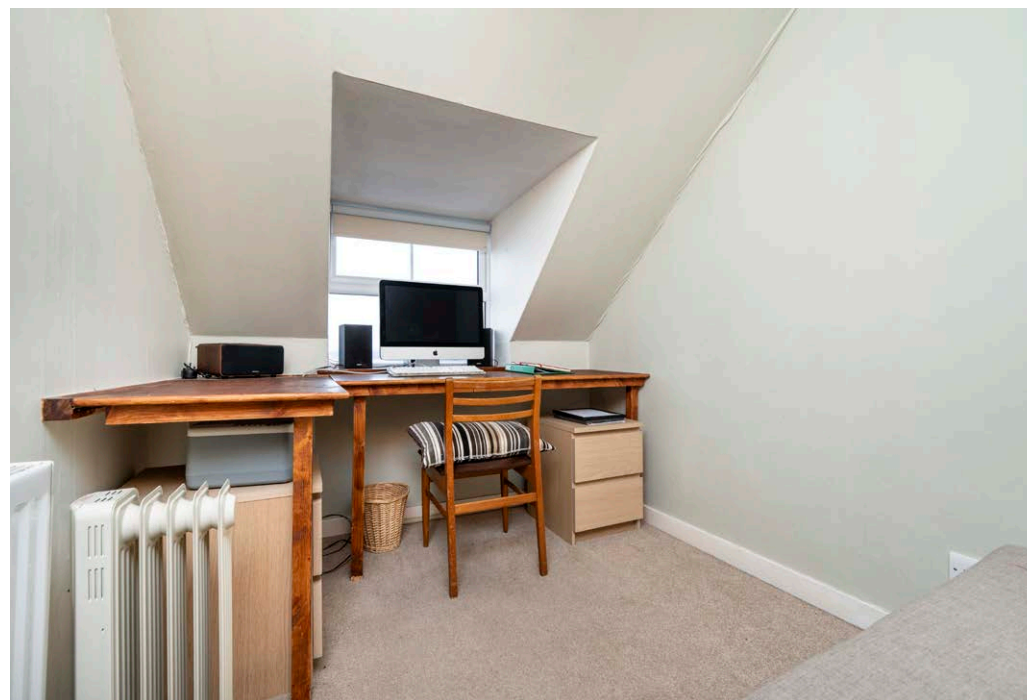
SOLICITORS

Macleod & MacCallum Solicitors
28 Queensgate
Inverness
IV1 1DJ

ANTI MONEY LAUNDERING (AML) REGULATIONS

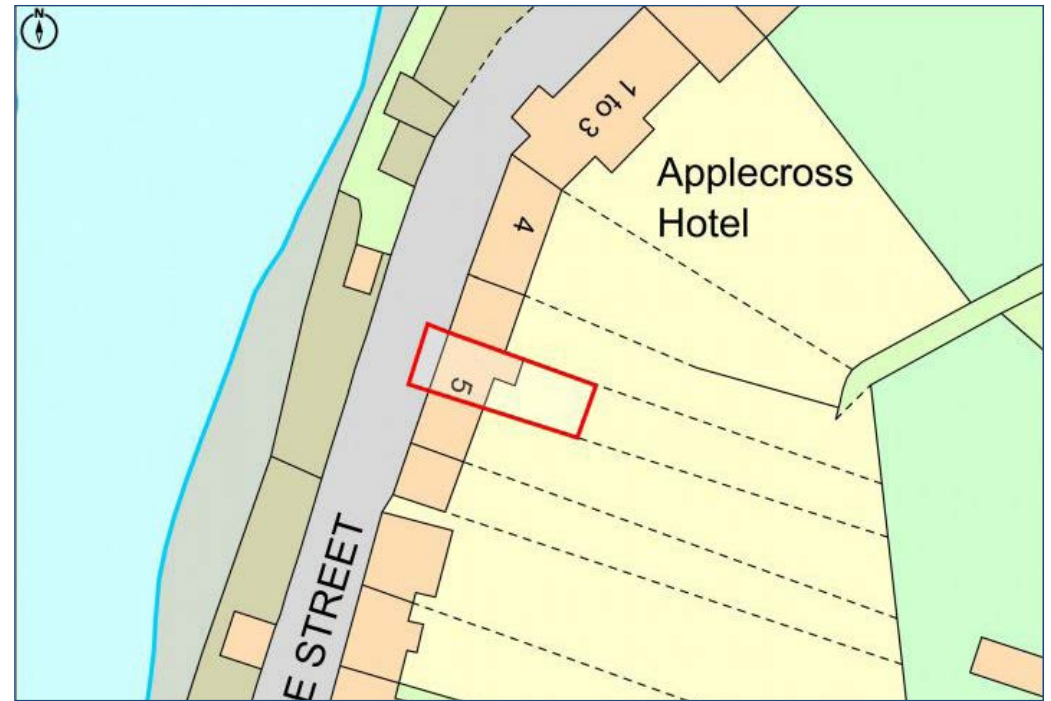
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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

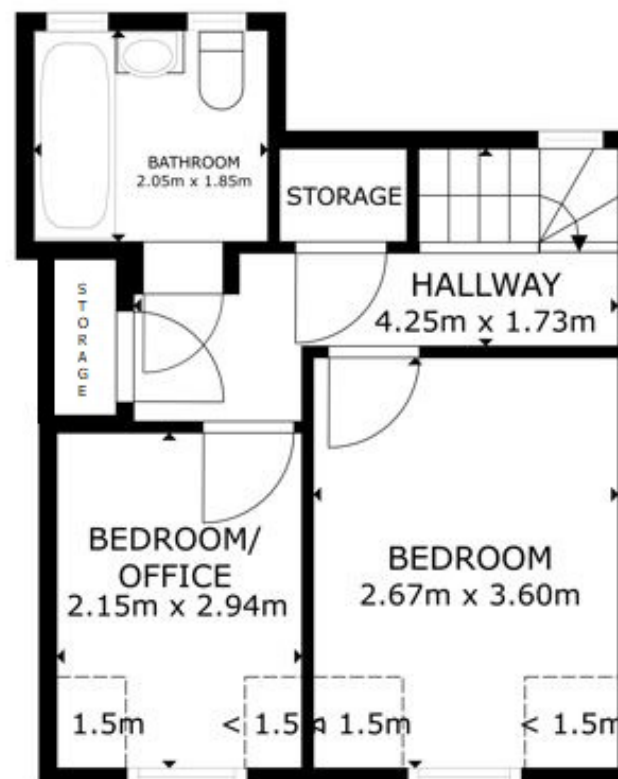
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 March 2025.



5, SHORE STREET, APPLECROSS IV54 8LR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 26.5 m² FLOOR 2 25.7 m²
EXCLUDED AREAS : REDUCED HEADROOM 2.2 m²
TOTAL : 52.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Galbraith



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PLEASE RECYCLE