

Galbraith

CREAG-ARD

2 CAMUSNAGAIL, DUNDONNELL.



CREAG-ARD, 2 CAMUSNAGAU, DUNDONNELL.

A detached dwelling on the popular NC500 with sea loch and mountain views.

Ullapool 27 miles. ■ Inverness 59 miles.

- Two Reception Rooms. Five/Six Bedrooms.
- A substantial property with the potential to be run as a Bed & Breakfast.
- Framed views of Little Loch Broom.
- Easily managed garden.
- On the popular NC 500.

About 0.25 hectares (0.63 acres) in all.

Offers Over £475,000

Galbraith

Inverness
01463 224343
inverness@galbraithgroup.com



SITUATION

Camusnagaul is a scattered village on the south shore of the sea loch, Little Loch Broom on the popular NC500 and is an excellent base from which to enjoy this region. The west coast of Scotland is known for its mild climate and stunning coastline with sheltered sandy beaches and island views. The unspoilt countryside and traditional communities make this area popular with those seeking a change of lifestyle or a second home. The coast is famous for its sailing, while inland, mountains and moorlands offer spectacular scenery, hill walking, climbing and trout fishing on the hill lochs. Little Loch Broom is popular with divers for its clear waters and rich marine life. The town of Ullapool lies approximately twenty-seven miles distant and has range of amenities including schooling, a Tesco supermarket and a range of independent retailers and eateries. Inverness about an hour’s drive away has all the facilities of a modern city including its airport with regular flights to the south and Europe.

DESCRIPTION

Creag-Ard, built by the current owners in 1997, is a detached villa designed to take full advantage of the framed views of Little Loch Broom and of the surrounding countryside. The property has been maintained to a high standard and the accommodation is comfortable, well-proportioned, and spread over two floors. The layout is such that the property is well suited for use as Bed & Breakfast, but equally makes a lovely family home. All five bedrooms have en-suite facilities, and the office could be used as a sixth bedroom if desired. The living accommodation consists of a generous sitting room, a formal dining room with the heart of the home being the light filled, triple aspect, open plan kitchen/dining/family room that has French doors opening onto the garden. The property is currently run in an informal manner as a Bed & Breakfast, with only one of the six bedrooms used for this purpose, with an application submitted for a Short-Term Letting License.

ACCOMMODATION

Ground Floor – Entrance Hall. Sitting Room. Two Bedrooms with en-suite Shower Rooms. Dining Room. Inner Hall. WC. Kitchen/Dining/Family Room. Utility Room. Boot Room.
First Floor – Landing. Principal Bedroom with en-suite Bathroom. Bedroom. Jack and Jill Shower Room. Bedroom with en-suite Shower Room. Bedroom/Office.

GARDEN GROUNDS

Creag-Ard occupies a gently sloping plot extending to approximately 0.25 hectares (0.63 acres), approached by the public road, a tarmac driveway leading to parking areas to the front, rear and to one side of the house. The garden to the front is mainly laid to lawn fringed with hedging, shrubs, and trees. The garden to the rear has been left in a more natural state, laid to grass interspersed with young trees. A decked seating area that can be accessed directly from the property, lies to the other side of the house, is enclosed by wooden fencing.

OUTBUILDINGS

A timber summer house and a poly tunnel are sited in the garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Drainage	Heating	Council Tax	Broadband	Mobile Coverage	EPC	Tenure
Mains	Private	Oil	Band G	Available*	Available*	Band D	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/overtones.concerts.panoramic>



MOVEABLES

All carpets, fitted floor coverings, curtains and blinds 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

IV23 2QT

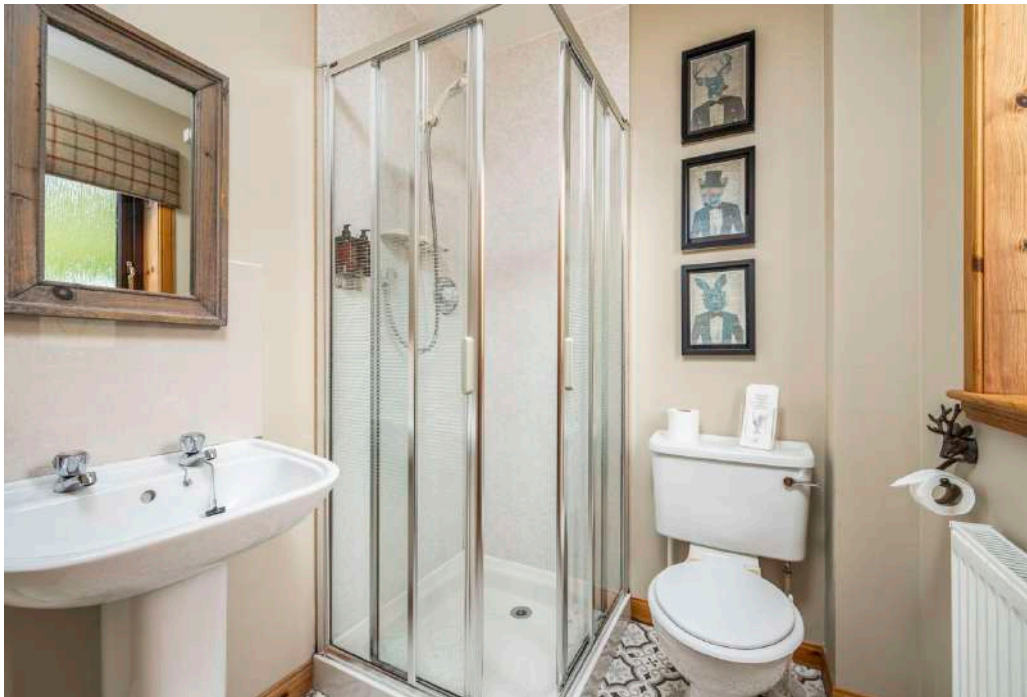
SOLICITORS

Middleton Ross & Arnot Solicitors,
Mansefield House
7 High Street
IV15 9HJ

ANTI MONEY LAUNDERING (AML) REGULATIONS

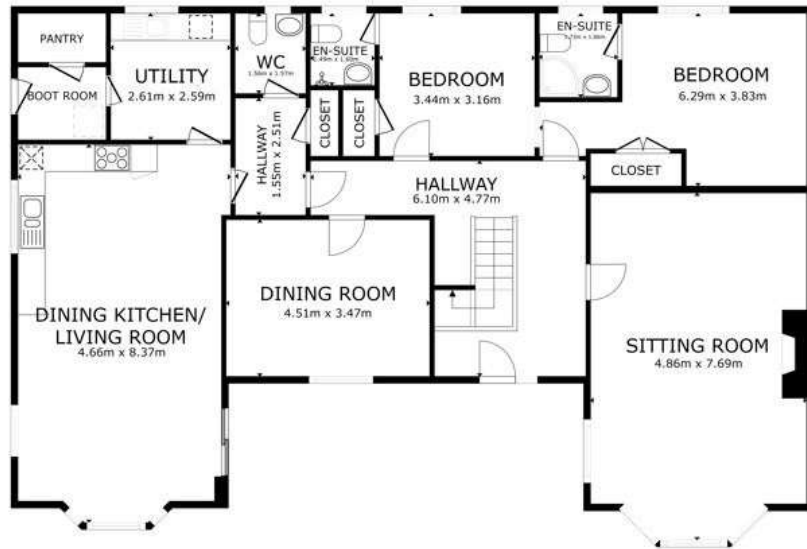
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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





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GROUND FLOOR



FIRST FLOOR

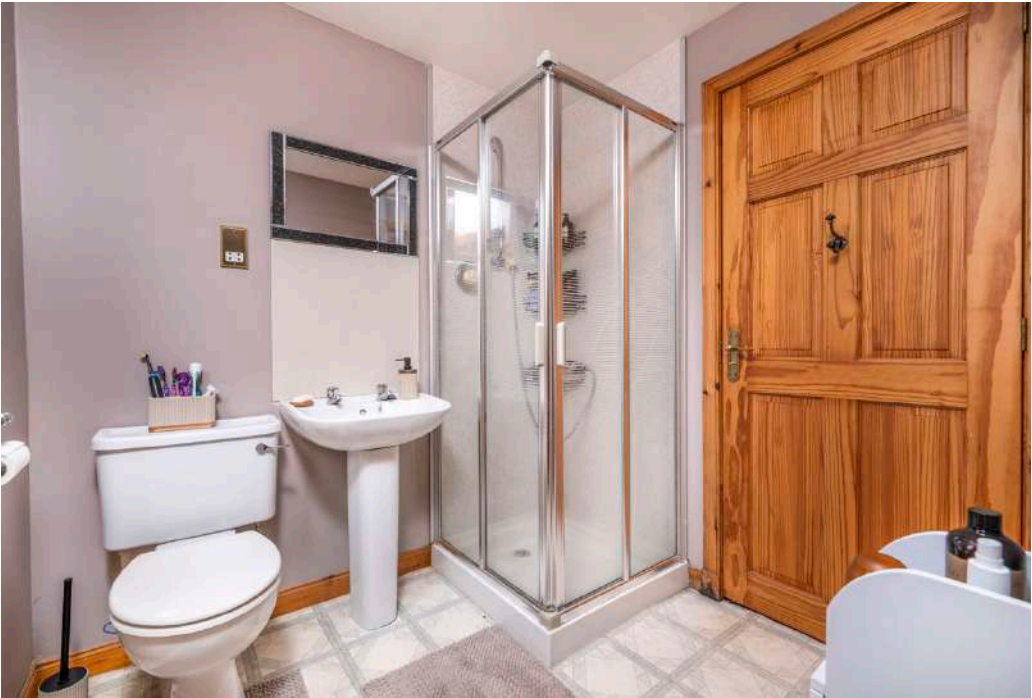
GROSS INTERNAL AREA
FLOOR 1 169.2 m² FLOOR 2 128.1 m²
EXCLUDED AREAS : REDUCED HEADROOM 7.3 m²
TOTAL : 297.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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 July 2025.







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