



## COIRE 'N FHUARAN 16 SOUTH ERRADALE GAIRLOCH IV21 2AU

Detached 4 Bedroom Villa with Views over countryside, sea and mountains

- Entrance Porch/Utility Room
- Kitchen/Breakfast Room
- Lounge
- Dining Room
- 4 Bedrooms (1 En-Suite)
- 2 Bathrooms
- Shower Room
- Dual Central Heating System
- Double Glazing
- Garden
- Summerhouse
- Ample Parking Provision
- Views over countryside, sea and mountains beyond
- Additional croft land extending to approximately 9.093 acres (available to purchase by separate negotiation)
- EPC Band - E



## DESCRIPTION

Enjoying a pleasant situation, this attractive detached property affords lovely views over the surrounding countryside to sea and mountains beyond. In excellent decorative order throughout, this individually designed home was erected in 1988 by the current owners and is set in extensive garden grounds (additional croft land is also available). The kitchen is well fitted and appreciates ample space for dining whilst the dining room caters for more formal occasions. The open fire in the double aspect lounge provides a cosy focal point and the patio doors access a decked patio area. There are two well proportioned bedrooms on the ground floor with separate bathroom and shower room while the first floor offers a further bathroom and two bedrooms, one of which appreciates an en-suite shower room. This desirable property whilst pleasing and commodious as a family/holiday home has excellent potential to be a Bed & Breakfast establishment (subject to the necessary planning consents). Viewing highly recommended.

## LOCATION

Pleasantly situated in the small rural hamlet of South Erradale some 9 miles from Gairloch. There are sandy beaches at Opinan and Red Point and a wealth of wildlife (tours from Gairloch Pier



look out for porpoises, seals, whales and sea birds) in and around the area. There are excellent local walks available, 9 hole golf course, river and loch fishing and stalking can be arranged at certain times of the year. Further outdoor pursuits available locally for the more active include rock climbing, abseiling, orienteering and pony trekking. There is a swimming pool at Poolewe approximately 6 miles north of Gairloch. Gairloch, itself is a thriving community made up of the villages and hamlets around Loch Gairloch. Offering an abundance of local services including general stores, chandlery, gift shops, fish shop, outdoor shop, farm and garden store, newsagent, hairdresser, bank, post office, filling station and an abundance of eateries including take away, cafes and several hotels. There are both Primary and Secondary schools located in the village as well the Toybox Children's Centre providing daycare for 3 month – 12 year olds. Beinn Eighe nature reserve is some 16 miles south and Inverness is approximately 75 miles away.

## DIRECTIONS

From Inverness take the A9 road north to the Tore roundabout where you take the second exit on to the A835. At the next roundabout, continue on the A835 road heading for Ullapool. Continue through the village of Contin and after passing



through Garve take the turn off to the left sign posted for Gairloch (A832). Follow this road until you reach Achnasheen and pass through the village. At the roundabout take the 2nd exit sign posted for Gairloch (A832). Continue along this road taking a left signposted Badachro/Red Point/South Erradale (B8056) and continue along this single track road for approximately 6.9 miles. After passing the South Erradale signpost turn right (sign for Glendale House) and continue along this road. No 16 is the house on the left at the top of the hill..



## ACCOMMODATION

Steps lead to the front door. Outside light.

### GROUND FLOOR

**ENTRANCE PORCH/UTILITY ROOM** 2.93m x 2.59m (9'7 x 8'6)  
Window to side. Wall and base units with concealed central heating boiler. Inset stainless steel with mixer tap and drainer. Door to cupboard with shelf and hanging rail. Opaque window to Shower Room.

### HALL

Wall mounted coat hooks. Understairs area suitable for a computer desk (telephone point). Doors to Kitchen/Breakfast Room, Lounge, Dining Room, two Bedrooms, Bathroom and Shower Room.

**KITCHEN/BREAKFAST ROOM** 4.89m x 3.66m (16'1 x 12'0)  
Double aspect room with space for informal dining. Window to front. Further window to side. Nicely fitted with wall and base units incorporating larder cupboards and display shelving. Ample work surface areas. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Slot-in cooker (bottled gas) with overhead extractor. Space for fridge/freezer and dishwasher.

**LOUNGE** 4.89m x 3.68m (16'1 x 12'1)  
Double aspect room with window to front and patio doors to side garden. Open fire (with back boiler) set in a tiled surround. Archway to Dining Room.

**DINING ROOM** 3.78m x 2.67m (12'5 x 8'9)  
Window to side overlooking garden.

**BEDROOM 1** 3.68m x 3.61m (12'1 x 11'0)  
Window to side overlooking garden. Fitted wardrobe with mirrored sliding doors, shelf and hanging rail.

**BEDROOM 2** 3.64m x 3.21m (11'11 x 10'6)  
Window to side.

**BATHROOM** 2.55m x 2.01m (6'7 x 6'7)  
Opaque window to side. Suite comprising WC, wash hand basin set in vanity unit with cupboard and shelving and jacuzzi bath with shower attachment. Shaver point/light.

**SHOWER ROOM** 2.56m x 0.98m (8'5 x 3'3)  
Opaque window to Utility Room. Suite comprising WC, wash hand basin and fully tiled shower cubicle with Mira shower.

### FIRST FLOOR

From the Hall, a carpeted staircase accesses the First Floor.

### LANDING

Velux window to side overlooking countryside to mountains beyond. Fitted carpet. Storage in eaves. Door to cupboard. Door to walk-in Linen Cupboard. Doors to two Bedrooms and Bathroom. Hatch to partially floored loft (with pull down ladder and light)

**WALK-IN LINEN CUPBOARD** 2.14m x 1.06m (7'0 x 3'6)  
Shelving. Hot water tank.

**BEDROOM 3** 3.58m x 2.43m and 2.62m x 2.54m  
(11'9 x 8'0 and 8'7 x 8'4)  
Window to rear enjoying views across countryside to water and Skye beyond. Fitted wardrobe with hanging rail. Storage in eaves. Door to En-Suite.

**EN-SUITE** 2.51m x 2.43m (8'3 x 8'0)  
Velux window to side. Modern white suite comprising WC, wash hand basin and large easy access shower cubicle with shower head and body jets. Storage in eaves

**BEDROOM 4** 5.14m x 2.03m and 2.88m x 2.06m and 1.58m x 0.84m (16'10 x 6'8 and 9'5 x 6'9 and 5'2 x 2'9)  
L shaped double aspect room. Window to front overlooking countryside to water beyond. Velux window to side overlooking countryside to mountains beyond. Storage in eaves.

**BATHROOM** 2.13m x 1.66m (7'0 x 5'5)  
Velux window to side. Suite comprising WC, wash hand basin and bath with Mira Sport shower above. Folding shower screen. Tiling above bath and wash hand basin. Shaving point/light. Wall mirror.



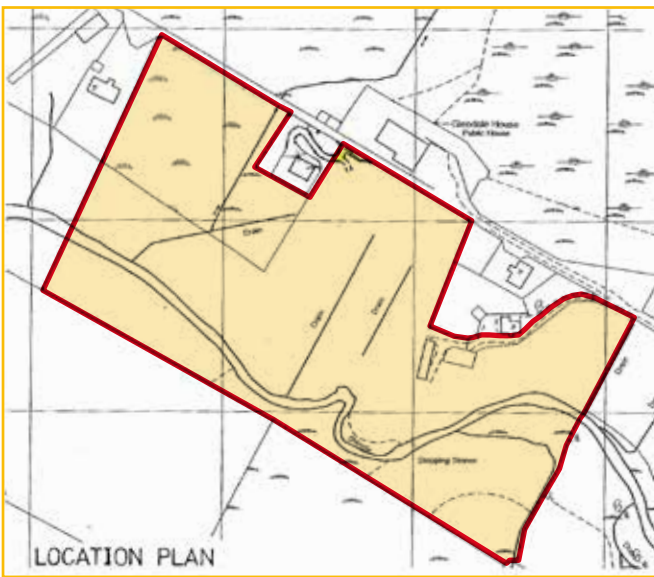
**GARDEN**

The garden ground immediately surrounding the property is laid mainly to grass with an array of bushes, plants and flowers. Decked patio area. Drying green. Water tap. There is adequate space for off road parking available at the side of the property. Shed. To the far side of the property, there is another section of garden which is again enclosed and laid to grass and gravel. Here there are raised vegetable plots and bordering flower beds. Summerhouse. Greenhouse. Steps lead down to another enclosed area bordered by mature trees. This area is serviced with water and would make an ideal location for hens or the like.



**PLEASE NOTE**

There is additional croft land extending to approximately 9.093 acres (3.68 hectares). This is outlined in red on the plan and is available to purchase by separate negotiation.



**EXTRAS**

All fitted floor coverings, blinds, cooker and extractor together with the summerhouse and greenhouse are included in the sale price.

**HEATING**

The property benefits from dual central heating (oil central heating and solid fuel).

**GLAZING**

The house benefits from double glazing.

**COUNCIL TAX**

The current Council Tax band on this property is band E. You should be aware that this may be subject to change upon the sale of the property.

**SERVICES**

The subjects benefit from mains electricity and water. Drainage is to a septic tank.

**ENTRY**

By mutual agreement.

**VIEWING**

Contact Anderson Shaw & Gilbert, Property Department on 01463 253911, or the Seller direct on 01445 741201 to arrange an appointment to view.

E-MAIL: [tlyon@solicitorsinverness.com](mailto:tlyon@solicitorsinverness.com)



	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	51	57	(39-54) <b>E</b>	43	48
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		



**YORK HOUSE, 20 CHURCH STREET, INVERNESS**  
**TELEPHONE 01463 253911    www.propertyinverness.com**

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the Selling Agents have NOT tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc.) included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are NOT therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what it included in the sale.

