



**2 Badiuarach, Dundonnell, By Garve,
Ross-shire, IV23 2PA**

- **TRADITIONAL TWO BED CROFT HOUSE**
- **MANY ORIGINAL FEATURES**
- **BEAUTIFUL VIEWS**
- **STUNNING SCENERY**
- **WOULD BENEFIT FROM SLIGHT UPGRADING**
- **OIL CENTRAL HEATING.**

**OFFERS OVER
£215,000**





DESCRIPTION

With wonderful sea and mountain views over Little Loch Broom to the Scoraig peninsula to Ben Ghobhlach and the Summer Isles, this traditional house & garden is one of the oldest properties in Badluarach. The house is well proportioned with an open plan living/dining room with kitchen off, double bedroom and bathroom on the ground floor with two further double bedrooms and second bathroom on the first floor. The house benefits from newly installed oil central heating. There is an adjoining workshop, a shed and a sheltered garden. The property has ample parking.

LOCATION

2 Badluarach sits in one of the most beautiful areas of Scotland overlooking Little Loch Broom, the Scoraig Peninsula, Beinn Ghobhlach and The Summer Isles. The property is close to the North Coast 500 route and is in the heart of a popular area for outdoor activities which has an abundance of wildlife. Badcaul Primary School and Health Centre are close by and transport is provided to secondary schools in Gairloch (26 miles) or in Ullapool (29 miles). Laide (10 miles) has a range of shops, a garage and a Post





Office. Ullapool and Gairloch offer an additional range of services including a supermarket, leisure centres, restaurants and cafés.

HALLWAY

Wooden doors open into the hallway which is finished with wood panelling and provides access to the lounge, bedroom one and the bathroom. A single built in cupboard provides storage and carpeted stairs lead to the landing.

LIVING ROOM/DINING

13' 2" x 12' 9" (4.03m x 3.90m) The comfortable living room with space for dining has a large multi-fuel stove which sits in the original stone hearth which warms the room and a window overlooks the front garden. Exposed wooden flooring gives a pleasing finish.

KITCHEN

14' 2" x 7' 9" (4.33m x 2.37m) The kitchen, located to the rear of the property has a range of floor based units, a double Belfast sink located the window to the rear and a free standing electric cooker. A shelved corner cupboard provides storage and there is a solid fuel Raeburn providing additional heat. There is space for a fridge freezer and plumbing for a washing machine. Door to the rear and exposed wooden flooring completes this room.

DOWNSTAIRS BATHROOM

7' 9" x 5' 11" (2.37m x 1.81m) The downstairs bathroom is furnished with a WC, wash hand basin and bath. There is a window to the rear and a Chrome heated towel rail. Vinyl flooring completes this room.

BEDROOM 1

13' 3" x 12' 0" (4.05m x 3.68m) Bedroom on the ground floor which could also be used as a dining room, is located to the front elevation and benefits from an open cast iron fireplace providing a pleasing focal point. Window, wood lined ceiling and wooden flooring completes this room.

FIRST FLOOR LANDING

Carpeted stairs lead up to the landing from which two further bedrooms are located along with the upstairs bathroom. A window to the front provides a good source of natural light.

BEDROOM 2

13' 1" x 12' 1" (3.99m x 3.70m) The second bedroom is a double room, laid with carpet and has part combed ceilings. There is a window to the front and Velux to the rear providing a good source of natural light. Open stone



fireplace provides a pleasing focal point. Wash hand basin and carpet complete bedroom two.

BEDROOM 3

13' 1" x 10' 3" (4.01m x 3.14m) The third bedroom benefits from a window to the front and Velux to the rear. This room also has a wash hand basin, Cast Iron fireplace with wooden surround. Carpet completes this room.

BATHROOM

10' 2" x 5' 6" (3.11m x 1.70m) The bathroom here has Velux to the rear providing good light and is furnished with a WC, wash basin and bath with mains shower over and curtain to the side. Chrome ladder style heated towel rail, hatch to the loft and vinyl flooring complete this room. An opaque window to the hallway provides additional light.



GARDEN

The sheltered garden has a variety of mature shrubs and trees all enclosed with fencing. A gate at the front of the property opens into a small area of garden ground and then a further gate allows access to the main garden.

HEATING

Oil fired central heating. There is also a Raeburn stove which heats the kitchen and also heats the hot water along with the radiators in the bedrooms, up stairs bathroom and hallways. The multi fuel stove (currently not in use) provides heat in the living/dining room, and an open fire warms the downstairs bedroom.



GLAZING

The property is double glazed with the exception of the porch which is single glazed.

COUNCIL TAX

Currently band C.

SERVICES

The property benefits from mains water, electricity, telephone and TV point. Drainage is via a septic tank and there is Satellite broadband.



ENTRY

Entry is by mutual agreement.

VIEWING

Viewing is through Innes and Mackay (01463) 251200.

Kintail House
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

