



The Bungalow, LAIDE, IV22 2NB

Offers Over £185,000

REF: 61290





The Bungalow is a three-bedroom property located in the charming village of Laide on the West Coast of Scotland. The bungalow, which is in walk-in condition throughout was renovated in 2009 and enjoys lovely countryside views towards Gruinard Bay. The bungalow benefits from a wraparound garden, solar panels and gas fired central heating complimented by a living flame gas fire in the lounge. With ample storage and well-proportioned rooms, this property represents an ideal home for someone looking for a tranquil Highland lifestyle with nearby village facilities. Only by viewing can you fully appreciate this immaculate property and rural location.

The accommodation comprises: an entrance vestibule; inner hallway with store cupboard and access to the attic which is reached via a drop down ladder and is partially floored, ideal for further development given the necessary planning consents; a bright double aspect lounge with a living flame gas fire providing a welcoming focal point; a very well appointed kitchen with a good selection of base and wall mounted units, gas hob, electric oven, integrated fridge, freezer, dishwasher and washing machine; master bedroom with en-suite facilities comprising a wash hand basin and mains fed shower; two further double bedrooms and family bathroom comprising a three piece suite in white.

The property sits in a fully enclosed wraparound garden, mainly laid to grass and is well populated with mature shrubs and bushes. A small cellar room below the property houses the heating system. A driveway to the side of the property leads to a parking/turning area.

Facilities in the village of Laide are within walking distance and include a filling station, a Post Office and a well-stocked general store catering for daily needs. Close by, the village of Aultbea offers additional facilities including a general store, hotel, cafes, and an excellent vehicle maintenance and repair garage. Poolewe is also close by with its renowned Inverewe Gardens. Primary education is provided at Bualnaluib Primary School, Aultbea, with secondary pupils attending Gairloch High School. Gairloch, approximately 16 miles away, offers excellent facilities including one of Scotland's finest nine-hole Golf Courses, a bank, hotels, restaurants, and a small selection of retail outlets. The property is reached via some of the most stunning scenery in the West Coast of Scotland and is also a highly popular tourist destination with a host of excellent outdoor activities available on your doorstep including mountain climbing, walking, sailing, kayaking, and fishing. The pristine beaches of Mellon Udrigle and Gruinard Bay are within a few minutes' drive.

Inverness, the main business and commercial centre in the Highlands is approximately one and half hours' drive away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance Vestibule	1.68m x 0.92m (5'6 x 3'0)	En-suite	1.43m x 1.22m (4'8 x 4'0)
Kitchen	3.77m x 3.29m (12'3 x 10'9)	Bedroom 2	3.46m x 2.66m (11'3 x 8'9)
Lounge	4.65m x 4.09m (15'3 x 13'5)	Bedroom 3	3.90m x 2.25m (12'9 x 7'5)
Bedroom 1	3.67m x 3.45m (12'0 x 11'3)	Bathroom	2.06m x 2.02m (6'9 x 6'8)



General

All curtains, blinds and integrated items are included in the asking price.

Services

Mains water and electric, septic tank drainage, gas tank.

Council Tax

Council Tax Band D

EPC Rating

E

Post Code

IV22 2NB

Entry

By mutual agreement.

Viewing

By appointment through Macleod & MacCallum's Property Department on 01463 235559.

Reference

LB/JD/DU990007/2

Price

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Directions

From Inverness take the A835 towards Ullapool and turn left onto the A832 at Braemore Junction. Carry on until you pass through Second Coast and on to Laide. Pass the fuel station on your right and The Bungalow is further along on your left, just before the guest house.

If you are thinking of selling your property, we offer a FREE Valuation.

Please call our Property Department on 01463 235559 for further details.

