



Broom Cottage, Lochcarron, STRATHCARRON, IV54 8YG

Offers Over £190,000

REF: 61295





Broom Cottage is a delightful, two-bedroom bungalow set just on the outskirts of the charming coastal village of Lochcarron. Enjoying an elevated position with lovely views, the property benefits from total control electric heating, double glazing and generous garden grounds. In good condition throughout, this property would be ideal for those looking for a community lifestyle on the beautiful West Coast of Scotland or equally for those looking for an investment opportunity as it was previously a successful holiday let and can be sold partly furnished and equipped.

The accommodation consists of: an entrance vestibule with coat hooks; an inner hall with access to the attic, and two storage cupboards, one housing the hot water tank; a generous, triple-aspect, open-plan lounge/diner with large windows allowing the room to flood with natural light and with ample room for dining; a well-appointed kitchen with a good selection of base and wall mounted units, complementary worktops and tiling to splashback, integrated double oven, electric hob and extractor fan, free standing fridge freezer, washing machine and dishwasher; a master bedroom with fitted double wardrobe and views to the rear garden; a further double bedroom with fitted single wardrobe; a family bathroom comprising a wash hand basin, WC and bath with mains fed shower.

The property sits in a fully enclosed, generous wraparound garden, mainly laid to lawn with a selection of mature shrubs and bushes. A small, gravelled area to the rear provides an ideal venue for al fresco dining or where one can sit and enjoy the sunshine. There is also a large, wooded area to the side of the property, along with a garden shed. A large tarmac driveway to the front of the property provides ample parking for many vehicles.

The village of Lochcarron offers an excellent range of facilities including a general store, garage, doctor's surgery, golf course, café/bistro and hotels. Education is provided at Lochcarron Primary School and Plockton Academy. There is also a railway station in nearby Strathcarron providing a regular service to Inverness. The property is reached via some of the most stunning scenery on the West Coast of Scotland and Lochcarron is a highly popular tourist destination. It's an ideal base for exploring the Isle of Skye, Torridon mountains, Shieldaig and Applecross. An excellent range of outdoor activities are available on your doorstep, including hill walking, climbing, golf, sailing and kayaking.

Inverness, the main business and commercial centre in the Highlands is approximately 66 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the South and beyond.

Entrance vestibule	1.75m x 1.07m (5'9 x 3'6)
Hall	2.83m x 0.91m (9'3 x 3'0)
Kitchen	2.79m x 2.16m (9'2 x 7'0)
Lounge/Diner	5.47m x 2.79m (17'11 x 9'2)

Bedroom 1	4.05m x 2.58m (13'3 x 8'6)
Bedroom 2	3.08m x 2.77m (10'0 x 9'0)
Bathroom	2.25m x 1.76m (7'5 x 5'9)



General

All floor coverings, light fittings, curtains, blinds, oven, hob, extractor, fridge freezer, washing machine, dishwasher and garden shed are included in the asking price. Some items of furniture may be made available at separate negotiation.

Services

Mains water & electricity. Septic tank drainage.

Council Tax

Council Tax Band C

EPC Rating

D

Post Code

IV54 8YG

Entry

By mutual agreement.

Viewing

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

Reference

AMM/EB/MART149/2

Price

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Directions

From Inverness, take the A9 North. At Tore roundabout, take the A839 and then turn off after Garve, onto the A832 to Achnasheen. Follow the A890 continuing straight onto A896 into Lochcarron. Pass through the village, passing Church Street on your left-hand side. Continue up the hill and Broom Cottage is the second on your right-hand side.

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

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

