



#### Services

Mains water, electricity and drainage is to a septic tank.

#### Extras

All carpets, fitted floor coverings, curtains and blinds. A washing machine and a dishwasher.

#### Heating

Electric heating.

#### Glazing

Double glazing throughout.

#### Council Tax Band

C

#### Viewing

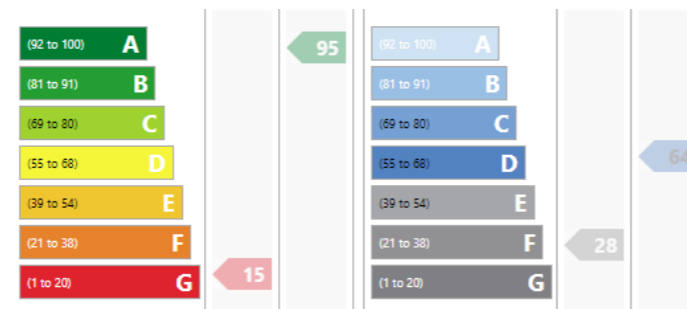
Strictly by appointment via Munro & Noble Property Shop  
 - Telephone 01463 22 55 33.

#### Entry

By mutual agreement.

#### Home Report

Home Report Valuation - £300,000  
 A full Home Report is available via Munro & Noble website.



**DETAILS:** Further details from Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN. Telephone 01463 225533

**OFFERS:** All offers to be submitted to Munro & Noble Property Shop, 20 Inglis Street, Inverness IV1 1HN.

**INTERESTED PARTIES:** Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

**GENERAL:** The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.



**£25,000 BELOW HOME REPORT VALUATION**

### 4 Paws Cottage Aultbea, Achnasheen IV22 2JB

An opportunity to purchase a detached two bedroomed cottage with a detached one bedroom annex on the west coast of Scotland.

**FIXED PRICE: £275,000**

📍 The Property Shop, 20 Inglis Street, Inverness

✉️ property@munronoble.com

☎️ 01463 22 55 33

📞 01463 22 51 65

#### Property Overview



Kitchen



Conservatory



Lounge



Bedroom One



Annex Kitchen/Diner



### Property Description

4 Paws Cottage is a two bedroomed detached cottage which is fully double glazed, has solar panels and boasts views over the countryside and beyond, as well as having a gated driveway that can fit several cars and viewing is highly recommended to fully appreciate the size of the accommodation within. The property has an entrance vestibule, off which leads to the spacious lounge, which has a feature wood burning stove on a slate hearth, a kitchen, a bedroom (which is currently being utilised as an office), a principle bedroom which boasts mirrored wardrobes and an en-suite shower room, a conservatory and a WC. The kitchen comprises wall and base mounted units with splashback tiling, a 1 ½ stainless steel sink with mixer tap and drainer, an integrated electric oven/grill, an electric hob and included in the sale is the washing machine and dishwasher. The detached annex is situated to the front of the property, and comprises an entrance hall which leads to the kitchen/diner, a bathroom and a double bedroom and boasts electric heating.

Externally, there is a wrap around garden which is laid to a combination of patio and lawn. There are several outbuildings, a detached garage, a summer house (all of which have power and lighting), a decking area which is perfectly positioned to enjoy the sunshine and a therapy pool which has a cover and is heated by Calor gas and an air source heat pump.

Located in a rural settling in Aultbea, approximately 2 miles outside the village of Laide which is situated on the southern shore of Gruinard Bay, having a local shop and post office, while Ullapool is within commuting distance and offers a wide range of amenities including a supermarket, restaurants, and retail outlets. Inverness is approximately 50 miles away and has transfer links from the airport and railway stations.

Annex Bedroom



Annex Bathroom



### Rooms & Dimensions

Entrance Vestibule  
Approx 1.94m x 1.65m

Lounge  
Approx 4.29m x 5.29m

Kitchen  
Approx 3.98m x 2.38m

Conservatory  
Approx 9.30m x 3.34m

WC  
Approx 1.01m x 1.20m

Bedroom One  
Approx 3.47m x 3.43m

En-Suite Shower Room  
Approx 1.51m x 1.92m

Bedroom Two/Study  
Approx 4.67m x 2.71m

Annex

Kitchen/Diner  
Approx 2.97m x 2.99m

Bedroom  
Approx 2.99m x 2.99m

Bathroom  
Approx 1.61m x 2.02m

Garage  
Approx 5.81m x 3.48m

Outbuilding  
Approx 2.47m x 2.59m

Work Shop  
Approx 3.12m x 6.60m

