

**Services**

Mains electricity, water and drainage.

**Extras**

All carpets, fitted floor coverings, curtains and blinds. Some items of furniture are available.

**Heating**

Oil fired central heating.

**Glazing**

Double glazed windows throughout.

**Council Tax Band**

C

**Viewing**

Strictly by appointment via Munro & Noble Property Shop

- Telephone 01463 22 55 33.

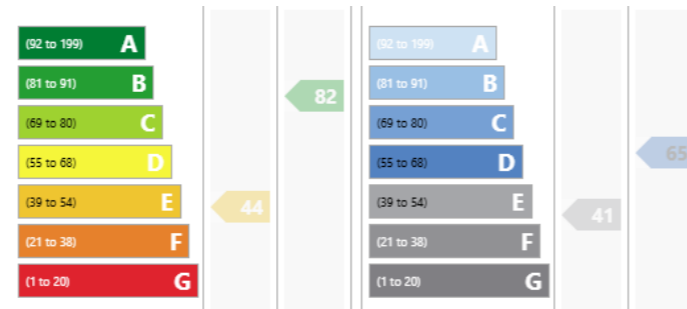
**Entry**

By mutual agreement.

**Home Report**

Home Report Valuation - £245,000

A full Home Report is available via Munro & Noble website.



**9 Opinan  
 Laide, Achnasheen  
 IV22 2NU**

A beautifully presented, three bedroomed detached bungalow with breathtaking views, located in the coastal village of Opinan.

**OFFERS OVER £243,000**

The Property Shop, 20 Inglis Street, Inverness

property@munronoble.com

01463 22 55 33

01463 22 51 65

**Property Overview**

- Detached Bungalow
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Oil
- Garden
- Garage
- Off-Road Parking

**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.



Bedroom One



Bedroom Two





Lounge



Kitchen/Diner

**Property Description**

Situated in the village of Opinan, and affording stunning views over the countryside and beyond, this attractive three bedroomed detached bungalow is in walk-in condition and would suit a variety of potential purchasers including those looking for a holiday home. The well-proportioned accommodation has many pleasing features including a feature wood burning stove on a slate hearth, double glazing, oil fired central heating, and ample storage provisions. Inside comprises an entrance vestibule, a hallway with a large storage cupboard, a bright and spacious lounge which with the clever use of glazing allows a natural abundance of light to flood the room, and a kitchen/diner with utility room off. The kitchen/diner is fully fitted with wall and base mounted units with worktops and splashback tiling, and offers ample space for a dining table and chairs. There is a stainless steel sink with mixer tap and drainer and included in the sale is the dishwasher, an under-counter fridge and an electric cooker. From here, a door leads to the handy utility room which comprises base mounted units. Further to this is a pulley, washing machine and an under-counter freezer which are included in the sale. Three light and airy double bedrooms, a bathroom and a rear vestibule which gives access to the garden grounds complete the accommodation. The bathroom is partially tiled and comprises a WC, a wash hand basin and a bathroom with shower over. Externally, the property sits on a generous elevated plot with wrap-around garden grounds. Sited to the front elevation is a single detached garage which has electricity, lighting, a up-and-over door and a pedestrian door to the rear of the garage. The front elevation has a perfectly positioned gravel area to sit and enjoy the spectacular views, and enjoy some al-fresco dining, with the rear elevation being laid to lawn with a mature deciduous woodland area. Early viewing of the property is highly recommended. Opinan is a remote coastal crofting township located on Wester Ross, North-West of the city of Inverness. It is renowned for its mountainous landscapes and gorgeous sandy beaches. Opinan is sparsely populated, with the nearest facilities located in village of Laide in the northwest of the Highlands of Scotland. It is situated on the southern shore of Gruinard Bay, having a local shop with 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.

**Rooms & Dimensions**

- Entrance Vestibule  
Approx 1.50m x 3.11m
- Entrance Hall
- Lounge  
Approx 4.36m x 4.93m
- Kitchen/Diner  
Approx 4.32m x 3.75m
- Utility Room  
Approx 1.78m x 2.27m
- Rear Vestibule  
Approx 1.80m x 1.11m
- Bathroom  
Approx 1.78m x 2.16m
- Bedroom Three  
Approx 2.54m x 3.55m
- Bedroom Two  
Approx 3.33m x 4.20m
- Bedroom One  
Approx 4.24m x 3.34m
- Garage  
Approx 2.79m x 5.22m



Kitchen/Diner



Bathroom



Bedroom Three



Utility Room